This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161608TN

BILL GARRETT, Davidson County
Trans:T20160078746 DEEDWARR
Recvd: 09/08/16 10:52 2 pgs
Fees:13.00 Taxes:1109.63
20160908-0094536

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Sara E. Dorris | FRANKLIN AMERICAN MTG COMPANY | 117-03-0-H-255.00CO |
| 2600 Hillsboro Pike Apt 255<br>Nashville, TN 37212 | 6100 TOWER CIRCLE, Ste 600<br>FRANKLIN, TN 37067 | |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. Edward Hutton, Jr., married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Sara E. Dorris, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit #255 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.**

**Being the same property conveyed to Ashley O. Hutton from Nashville Enclave, L.P., by Special Warranty Deed of record in Instrument No. 20061013-0127341, dated 10/10/2006, recorded 10/13/2006, in the Register's Office, Davidson County, Tennessee.**

**Being further conveyed to R. Edward Hutton, Jr. from Ashley O. Hutton by Quitclaim Deed dated 08/12/2016, filed for record on** 9.8.16 **in Instrument No.** 20160908-0094535 **, in the Register's Office, Davidson County, Tennessee.**

****R. Edward Hutton, Jr. is not joined herein by his spouse as this property is not and has never been the primary residence of the Grantor's spouse; therefore, it is not a portion of the marital estate.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **R. Edward Hutton, Jr.** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **R. Edward Hutton, Jr.** further covenants and binds his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2600 Hillsboro Pike Apt 255, Nashville, TN 37212.**

Executed on this 30th day of August, 2016.

R. Edward Hutton, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **R. Edward Hutton, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of August, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$299~~,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of August, 2016.

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY