Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0390-16

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,400.00

BILL GARRETT, Davidson County
Trans:T20160088010 DEEDWARR
Recvd: 10/06/16 09:19 2 pgs
Fees:13.00 Taxes:1496.28
20161006-0105654

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/18/16

Address of New Owner	Send Tax Bills To:	
Roger Hutton 5610 Pennsylvania Avenue Nashville, TN 37209	NEW OWNER	Map/parcel: 09106035200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

George P. Lauderback, II and wife, Tina Lynn Lauderback

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Hutton

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, Lot No. 1523, of Block 42, Plan No. 2 of West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING A PORTION OF the same property conveyed to George P. Lauderback II and wife, Tina Lynn Lauderback, by deed dated February 12, 2016 and recorded on February 16, 2016 and of record as Instrument No. 20160216-0014347 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5610 Pennsylvania Avenue Nashville, TN, 37209

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(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2016

George P. Lauderback, II

Tina Lynn Lauderback

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within George P. Lauderback, II and Tina Lynn Lauderback, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2016

Kelly Dorsey
Notary Public

My Commission Expires: 5-20-17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY