FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 5, 2016.** Notary Public MY COMMISSION EXPIRES: 11-20-18 (AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20160109167 DEEDWARR
Recvd: 12/13/16 09:02 2 pgs
Fees:13.00 Taxes:710.40
20161213-0130311

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Spears	Franklin American Mortgage Company	**17-171**
(NAME) **5941 Lickton Pike**	(NAME) 4100 Tower Circle, Ste. 600	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terry Lynn Hutchison, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Spears, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee.

Beginning at an iron pin 25 feet East of the center of Lickton Pike (Old Walkers Creek Road), being the Northwest corner of John T. Bates property, running parallel to Lickton Pike (Old Walkers Road), North 43 degrees 15 minutes West for 160.00 feet to an iron pin; thence South 52 degrees 45 minutes West, for 133.00 feet to an iron pin; thence South 43 degrees 15 minutes South for 100.00 feet; thence North 52 degrees 45 minutes East for 133.00 feet to the point of beginning.

Being the same property conveyed to Terry Lynn Hutchison, a married man, by Warranty Deed from Lewis Toth and Frances Toth, husband and wife, filed for record on January 5, 2009 at Instrument Number 20090105-0000653, said Register's Office.

Julie Rae Hutchison, spouse of Terry Lynn Hutchison, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5941 Lickton Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (Zip)

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **December, 2016**.

Terry Lynn Hutchison

Julie Rae Hutchison

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Terry Lynn Hutchison and Julie Rae Hutchison**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **December, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY