THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210229** BILL GARRETT, Davidson County Trans:T20170007267 DEEDWARR Recvd: 01/25/17 13:54 2 pgs Fees:13.00 Taxes:1187.70 20170125-0008205	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $321,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2017. Notary Public My Commission Expires: 5/8/18 ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler W. Berutti and Kristen D. Berutti 6112 Louisiana Avenue #B Nashville TN 37209-1327	~~New Owner~~ Synovus Mortgage Corp. 2104 Lakeshore Dr. Ste 325 Birmingham, AL 35209	Tax Parcel ID No. 091020K00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra M. Hutchison, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler W. Berutti and Kristen D. Berutti, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. B on the Plan of 6112 Louisiana Avenue Townhomes having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140717-0063301, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to HR Properties of Tennessee, LLC, a Tennessee Limited Liability Company, by deed from Michael Kenner, unmarried, of record as Instrument No. 20140717-0063300, dated July 7, 2014, and corrected in an Affidavit of Scrivener's Error dated April 27, 2015 as of record in Instrument No. 20150429-0038323, said Register's Office. Affidavit of Scrivener's Error corrects the vesting to read HR Properties of Tennessee, a Tennessee General Partnership.

Being the same property conveyed to Alexandra M. Hutchison, a single woman by Warranty Deed from HR Properties of Tennessee, a Tennessee General Partnership, recorded on the 12th day of May, 2015 in Instrument No. 20150512-0043535, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, as recorded in Plat Book 161, Page(s) 75.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140717-0063301.

This is improved property located at 6112 Louisiana Avenue #B Nashville TN 37209-1327

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2017.

Alexandra M. Hutchison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra M. Hutchison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2017.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018