THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170310997**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00 Affiant Subscribed and sworn to before me, this 22nd day of March, 2017. Notary Public My Commission Expires: 01/17/21

BILL GARRETT, Davidson County
Trans:T20170025766 DEEDWARR
Recvd: 03/27/17 15:08 2 pgs
Fees:13.00 Taxes:1628.00
20170327-0029808

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nancy Northcutt 4112 Westlawn Drive Nashville TN 37209	Send Tax Bills To: Nancy Northcutt 4119 Westlawn Drive Nashville, TN 37209	Tax Information: Tax Parcel ID No. 103-08-0-274.00

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, **Wanda Gail Walls Hudson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Northcutt, married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, Re-Subdivision of the Easterly part of Lot 349, West Lawn Subdivision, as of record in Book 3842, Page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lester L. Anderson and wife, Nellie R. Anderson, trustees (s) U/A/D Feb 13, 1995 by Quitclaim deed from Lester L. Anderson and wife, Nellie R. Anderson, Individually of record in Book 9596, page 476, Register's Office for Davidson County, Tennessee, dated February 13, 1995 and recorded on February 16, 1995. The said Lester L. Anderson died on or about January 4, 1996. The said Nellie R. Anderson tied testate on January 8, 2010, her Last Will and Testament of record in Docket No. 10P-457, in the probate division of the Circuit Court for Davidson County, Tennessee, devising the subject property to Wanda Gail Walls Hudson. Also See Affidavit of Heirship naming heir Wanda Gail Walls Hudson, of record in Instrument No. 20100720-0056520 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 20, 2010.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3842, page 142, Register's Office for Davidson County, Tennessee.

This is improved property located at 4112 Westlawn Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 22nd day of March, 2017.

Wanda Gail Walls Hudson

Wanda Gail Walls Hudson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wanda Gail Walls Hudson, 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 22nd day of March, 2017.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

