RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178674

BILL GARRETT, Davidson County
Trans:T20170029567 DEEDWARR
Recvd: 04/07/17 12:42 2 pgs
Fees:13.00 Taxes:1520.70
20170407-0034325

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Andrew Wales Himmelreich and Ashley Elizabeth Terry<br>5300 Louisiana Ave.<br>Nashville, TN 37209 | Same address as new owner | 091 07 0 035.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Eleven Thousand and 00/100 Dollars ($411,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KELLY J. LEONARD HUTTON AND HUSBAND, BEN HUTTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC ANDREW WALES HIMMELREICH AND ASHLEY ELIZABETH TERRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 1201 (shown incorrectly on prior deed as 1204) and 1203 of Block 27, Plan Number 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kelly J. Leonard, a single person, by Warranty Deed from Segoide, G.P., dated 6/19/2012, recorded 6/20/2012, of record in Instrument No. 20120620-0054104, in the Register's Office for Davidson County, Tennessee. The said Kelly J. Leonard being now known as Kelly J. Hutton; AND corrected by Deed of Correction dated 3/15/2017 and recorded 3/17/2017, of record in Instrument No. 20170317-0026272, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5300 Louisiana Ave., Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of April, 2017.

**BEN HUTTON**

**KELLY J. LEONARD HUTTON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ben Hutton and Kelly J. Leonard Hutton, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

