WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038269 DEEDWARR
Recvd: 05/05/17 09:47 2 pgs
Fees:13.00 Taxes:740.00

20170505-0044653

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Natalie Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Elliott	FIRSTBANK	041 07 0 021.00
(NAME)	(NAME)	
1240 Bell Grimes Lane	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **W. Brandon Hutchison, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Elliott and Natalie Elliott, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the County of Davidson, Tennessee:

Being Lot No. 2 of the R.R. Mincy Land, being a resubdivision of part of Lot No. 3 of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for Davison County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point in the northerly margin of Bell Grimes Lane, being 67 feet east of the southwest corner of the property conveyed to W.E. Batey, et ux, by deed from Henry T. Beasley, Jr., et ux, of record in Book 2904, page 45, said Register's Office; thence northerly 206.73 feet to a point; thence South 83 degrees 06 minutes East 67.2 feet to a point; thence South 3 degrees 8 minutes West 205.35 feet to a point in the northerly margin of Bell Grimes Lane; thence with said margin North 86 degrees 04 minutes West 67 feet to the point of beginning.

Being the same property conveyed to W. Brandon Hutchison, unmarried, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated March 24, 2008, as of record in Instrument No. 20080326-0030231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 57, page 49, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1240 Bell Grimes Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 1st day of May, 2017.

W. Brandon Hutchison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared W. Brandon Hutchison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of May, 2017.

Notary Public
My Commission Expires: _____

File No.: 25118

