BILL GARRETT, Davidson County
Trans:T20170039386 DEEDWARR
Recvd: 05/09/17 10:59 2 pgs
Fees:13.00 Taxes:925.00
20170509-0045923

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170300121

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 5/5/20

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip S. Hutto and Marcia D. Hutto	**Peoples Home Equity**	**133-06-0-173.00**
3703 Yelton Dr	**5205 Maryland Way, Suite 100**	
Nashville, TN 37211	**Brentwood, TN 37027**	

FOR AND IN 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, WE,

Julia F. Powers, unmarried and Rachel M. Garner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip S. Hutto and Marcia D. Hutto, 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:

LAND in Davidson County, Tennessee, being Lot No. 40, Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 100 feet on the westerly side of Yelton Drive and runs back 126.3 feet on the north side and 184.5 feet on the south side to a dead line in the rear, which is a broken line, measuring 183.9 feet thereon.

BEING the same property conveyed to Julia F. Powers and Rachel M. Garner, as tenants in common with the right of survivorship, by Quitclaim Deed from Julia Fran Compton Powers, through Cindy S. Smith, trustee, dated 5/20/11 and recorded 5/23/11 in Instrument No. 20110523-0039244; and being the same property previously conveyed to Julia Fran Compton Powers by Quitclaim Deed from William Eugene Compton, Robert Dean Compton and Mary Beth Compton, dated 12/13/10 and recorded 1/7/11 in Instrument No. 20110107-0002080, Register's Office for Davidson County, Tennessee. Also see Affidavit of Heirship In instrument No: 20170509-0045923, Register's Office for said County.

PRIOR CHAIN OF TITLE:

BEING the same property previously conveyed to Charles O. Compton and wife, Grace Elizabeth Compton, by Warranty Deed from Lewis E. Gaines and Joe Gaines, dated 9/26/55 and recorded 9/27/55 in Book 2451, Page 447, Register's Office for Davidson County, Tennessee. The said Charles O. Compton having predeceased Grace Elizabeth Compton. The said Grace Elizabeth Compton having died intestate on 9/12/10. Pursuant to Affidavit of Heirship of record in Instrument No. 20101229-0103376, said Register's Office, property then vested equally in and to the four children of the Decedent, namely, Julia Fran Compton Powers, William Eugene Compton, Robert Dean Compton and Mary Beth Compton.

This property is not a marital residence of Rachel M. Garner and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3703 Yelton Dr, Nashville, TN 37211**

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 our hands this 5th day of May, 2017.

Julia F. Powers

Rachel M. Garner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia F. Powers and Rachel M. Garner the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 5th day of May, 2017.

Commission Expires: 3/6/18

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018