WARRANTY DEED

RECORDED ELECTRONICALLY
CRM
County
Date 5/16/17
Time
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Davidson County DEEDWARR
Recvd: 05/17/17 09:18 3 pgs
Fees:18.00 Taxes:640.10
20170517-0048729

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: August 4, 2020
(AFFIX SEAL)

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Neiman Davis	Wells Fargo Bank, N.A.	Parcel ID:
3405 Old Anderson Road, #220	101 N Philips Ave	136150A07900
Antioch, TN 37013	Sioux Falls, SD 57104	

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

Philip Hutto and wife, Marcia D. Hutto

* of survivorship

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Neiman Davis and Rachel Johnson, both unmarried. Joint Tenants with rights *

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 Unit No. 79, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Philip Hutto and wife, Marcia D. Hutto, by deed from Don Denton, a married man, of record in Instrument 20040617-0071697, said Register's Office, dated June 2, 2004.

This conveyance is subject to Restrictions and By-Laws of record in Book 10788, Page 553; Book 11158, Page 931; and Book 10788, Page 591, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11190, Page 81, said Register's Office; (3) All matters of record in PUD Boundary of record in Plat Book 8250, Page 888, said Register's Office; (4) Attorney's Opinion Letters of record in Book 10821, Page 131, and Book 10822, Page 70, said Register's Office; (5) Right of Way Easement to Gulf Interstate Gas of record in Book 2242, Page 139, said Register's Office; (6) Right of Way Easement to Columbia Gulf Transmission of record in Book 2875, Page 299, and Book 4438, Page 711, said Register's Office; (7) Sewer Easement of record in Book 11143, Page 449, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3405 Old Anderson Road, #220, Antioch, TN 37013

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 15th day of May, 2017.

Philip Hutto

Marcia D. Hutto

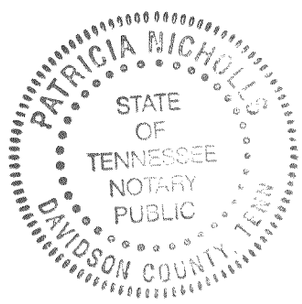
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Hutto and Marcia D. Hutto, 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 Nashville, Tennessee, this 15th day of May, 2017.

My Commission Expires: 5/5/20

Notary Public



True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

