PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170044936 DEEDWARR
Recvd: 05/26/17 09:44 2 pgs
Fees:13.00 Taxes:1350.50
20170526-0052537

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Thomas S. Hutchinson, an unmarried man, has this day bargained and sold and does hereby transfer and convey unto Kathleen H. Dove, unmarried and Timothy J. Dove, married, as joint tenants with right of survivorship, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block 7, on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made and more particularly described as follows:

Beginning on the Southerly margin of Park Avenue (formerly First (1st Avenue), at a point 157.5 feet Westerly from the Westerly margin of 52nd Avenue, North (formerly Eleventh (11th) Street; thence with the Southerly margin of Park Avenue, Westerly 525.5 feet; thence Southerly parallel with 52nd Avenue, North 162.5 feet to a point half (1/2) way to Elkins Avenue; thence, Easterly parallel with Park Avenue North, thence, Northerly 162.5 feet to the beginning.

Being the same property conveyed to Thomas S. Hutchinson, an unmarried man, by Warranty Deed from Sadra Susanne Stamps, dated March 11, 2016, recorded March 16, 1016, of record in Instrument No. 20160316-0024836, Register's Office for Davidson County, Tennessee.

This is improved property known as 5207 Park Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Kathleen H. Dove, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 24th day of May, 2017.

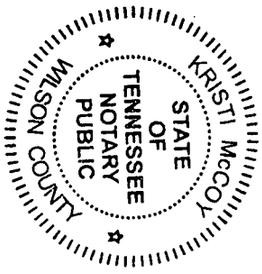
Thomas S. Hutchinson

Thomas S. Hutchinson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Thomas S. Hutchinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of May, 2017.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

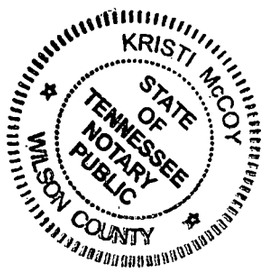
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelsey Pitman
Affiant

Subscribed and sworn to before me this 24th day of May, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19



Map & Parcel No.: 091-15-0-1.08

Name and address of new owner:
Send tax bills to:
Kathleen H. Dove and Timothy J. Dove
5807 Park Avenue
Nashville, TN 37209