Davidson County DEEDWARR
Recvd: 06/27/17 12:02 3 pgs
Fees:18.00 Taxes:451.40
20170627-0064636

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2017.

Notary Public
My commission expires: 04/06/2020

PHILLARY A. PAHL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires April 6, 2020

07-1706-86688

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth D. Hutson 311 W. Monticello Ave. Goodlettsville TN 37072	New Owner	034-09-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael B. Nicholson, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth D. Hutson and Katherine J. Hutson, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the southeast portion of Lot No. 27 on the Map of Bransford Realty Co.'s Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, described according to a survey made by Norris Hickerson, Engineer, August 24, 1954, as follows:

Beginning at an iron pin 50 feet east of the westerly line of the property conveyed to Mallernee Realty Company,
Inc., by deed from Ralph R. Braswell and wife, of record in Book 2295, Page 49, said Register's Office, said iron
pin being also 20 feet from the dividing line between Lots Nos. 25 and 27 on said plan; thence north 2 (erroneously referenced in prior deeds as 20) degrees 45 minutes east 289 feet to an iron pin; thence south 86 degrees, 41 minutes east 50 feet to an iron pin, thence South 2 degrees 45 minutes West 288.2 feet to an iron pin which is also 20 feet north from the dividing line between lots Nos. 25 and 27 on said plan (being the southeast corner of Arlene Fitzpatrick Young by deed of record in Instrument No. 20110926-0074320, said Register's Office); thence north 87 degrees 22 minutes west 50 feet to the point of beginning.

Being the same property conveyed to Michael B. Nicholson, an unmarried person by deed from Jerry N. Smith, dated January 20, 2012, recorded January 24, 2012, of record in Instrument No. 20120124-0006512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 305 W. Monticello Ave., Goodlettsville, TN 37072.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2017.

Michael B. Nicholson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael B. Nicholson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 26th day of June, 2017.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

True Copy Certification

I, JUSTIN HALL 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

