PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170055762 DEEDWARR
Recvd: 06/29/17 13:03 2 pgs
Fees:13.00 Taxes:1085.95
20170629-0065583

W & I Ref: (RF) Title No.: 59028
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alex Logan Hutto Rachel Ann Emerson 521 Cinnamon Place Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 181010A16700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$293,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee W. Craft, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Logan Hutto, an unmarried person and Rachel Anne Emerson, an unmarried person, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Sugar Valley, Section Five of record in Instrument No. 2000120400118880, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee W. Craft by Warranty Deed from Joshua L. Baney and wife, Mary Beth Baney, dated July 2, 2008 and recorded on July 8, 2008 of record in Instrument No. 20080708-0070172, Register's Office for Davidson County, Tennessee.

Amanda Craft, spouse of Lee W. Craft, joins in this conveyance to convey any and all marital interest she may have.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200012040118880, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cinnamon Place together with additional setback lines, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.
And a 20 foot public utility easement located on the front line of said lot.
Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office.
Covenants, Conditions and Restrictions of record in Book 11069, page 14; Instrument No. 20001205-0119527, Instrument No. 20040203-0013041, By Laws in Book 11069, page 24.

This is improved property, known as 521 Cinnamon Place, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2017.

Lee W. Craft **Amanda Craft**

State of Tennessee

County of Davidson

On this 26th day of June, 2017, before me the undersigned authority, personally appeared Lee W. Craft and Amanda Craft, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $293,500.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2017.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018