WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170067926 DEEDWARR
Recvd: 08/07/17 11:36 4 pgs
Fees: 23.00 Taxes: 772.55
20170807-0080482

State of TENNESSEE
County of WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,797.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

AMY B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 2, LLC	Property Owner 2, LLC	175020A00500CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark F. Hutson and Cherisa D. Hutson, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 2, LLC, a Delaware limited liability company,** 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:

Being Lot No. 5 (Five) on the plan of Old Hickory Commons, Section I of record in Instrument Number 20080220-0016771, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark F. Hutson and Cherisa D. Hutson, husband and wife, by deed from Old South Properties, Inc., a Tennessee Corporation, dated 2/16/10, of record in Instrument No. 20100223-0013703, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1420 Sprucedale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 31st day of July, 2017.

Mark F. Hutson

Cherisa D. Hutson by: Mark F. Hutson, Attorney-in-Fact

Special Power of Attorney of record in Instr. No. 20170726-0075619, R.O.D.C., TN

State of Tennessee
County of Williamson

Personally appeared before me Mark F. Hutson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Mark F. Hutson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact of Cheirsa D. Hutson, the bargainor, and as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Ann B. Waddell

Notary Public Ann B. Waddel

My Commission Expires: October 12, 2019

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No.: 2017-039

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110245
TG#6450404
Tribecat#232350

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees.
Subject to all matters as set out on the plan of record in Instrument No. 20080220-0016771, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions as set out in Instrument No. 20070920-0112646, as amended in Instrument No 20071213-0143334, By-laws in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832 said Register's Office.
Quitclaim Deed to Old Hickory Commons Homeowner's Association, Inc., a Tennessee corporation of record in Instrument No 20080402-0032833, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Subject to Easement granted to Colonial Pipeline of record in Book 3570, page 11-12, said Register's Office.
Subject to Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716, said Register's Office.
Subject to Stormwater Detention Agreement as set out in Instrument No 20060307-0026092, said Register's Office.
Subject to Easement granted to Tennessee Telephone Company of record in Instrument No. 20080709-0070604, said Register's Office.
Subject to parties in possession.

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Cherisa D. Hutson**, by virtue of a Power of Attorney duly executed by the said **Cherisa D. Hutson,** and:

Inst.#20170726-0075619

☒ appearing of record at Nashville in the Register's Office of Davidson County, Tennessee; or

☐ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Cherisa D. Hutson** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Mark F. Hutson

SWORN to and subscribed before me, this the 26 day of July, 2017.

Notary Public

My Commission Expires: 10/12/19 (SEAL)

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON