ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Andrew R. Hutchens, III and Whitney V. Hutchens 5908 Sedberry Road Nashville, TN 37205	new owner	11605001400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

Davidson County DEEDWARR
Recvd: 09/01/17 10:33 3 pgs
Fees:18.00 Taxes:2538.20
20170901-0090053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James P. Gregory, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Andrew R. Hutchens, III and Whitney V. Hutchens, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Hillwood Estate, Section XII, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 302 fronts 200 feet on the west side for Sedberry Road, and runs back 251.5 feet on the north line and 249.7 feet on the south line, to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to James P. Gregory and Beverly G. Gregory, husband and wife, by Warranty Deed from Saadoon Kadir and Birte Kadir, husband and wife, of record in Book 5532, page 959, said Register's Office for Davidson County, Tennessee.

Beverly G. Gregory died on August 22, 2009 and upon her death, title was vested in James P. Gregory as the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2017 Davidson County taxes are not yet due and payable.
2. All matters as disclosed on plat of record in Book 2663, page 109, said Register's Office.
3. Covenants of record in Book 2878, page 538, said Register's Office.

This is improved real property located on 5908 Sedberry Road, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $686,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2017.

Notary Public

Commission Expires: 3/4/18

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of August, 2017.

James P. Gregory

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James P. Gregory with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of August, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

