Bill Garrett Davidson County
Batch# 13998 DEEDWARR
10/16/2017 10:52:49 AM 2 pgs
Fees: $13.00 Taxes: $808.45
20171016-0105708

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M177039

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $218,500.00

Joyce Jordan
Affiant

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Subscribed and sworn to before me, this the 11th day of October, 2017.

Shelly M Smith
Notary Public
My Commission Expires: 4-24-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert A. Hajacos 109 Cambridge Court Goodlettsville, TN 37072	New Owner	026-07-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roger N. Hutson, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert A. Hajacos, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 206, on the plan of Windsor Green, Phase II, Section 1, which is of record in Book 6250, Page 988 and 989, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof. Said Lot No. 206 fronts 68.43 feet on the Southerly margin of the cui-de-sac of Cambridge Court and extends back 141.53 feet on the Easterly line and 135.84 feet on the Westerly line, to a line on the rear measuring 90.92 feet thereon.

Being the same property conveyed by Warranty Deed from Kimberly Shea Fagg Adkisson and husband, Robert Adkisson to Roger N. Hutson, a single man, as recorded on the 28th day of June, 2016 in Instrument No. 20160628-0066032 and Warranty Deed from Gary W. Reinke and wife, Belinda Reinke to Kimberly Shea Fagg, an unmarried woman, as recorded on the 2nd day of March, 2004 in Instrument No. 20040302-0023612, in the Register's Office of Davidson County, Tennessee.

Michael J. Hutson joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **109 Cambridge Court, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2017.

X _____
Roger N. Hutson

X _____
Michael J. Hutson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Roger N. Hutson and Michael J. Hutson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of October, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: 2-25-20