Bill Garrett Davidson County
Batch# 31114 **DEEDWARR**
11/29/2017 02:25:49 PM 2 pgs
Fees: $13.00 Taxes: $579.05

20171129-0121807

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Monroe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Sharon A Gammon
Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2017.

Notary Public Karen K Rodriguez

MY COMMISSION EXPIRES:

NOTARY SEAL KAREN K RODRIGUEZ
Notary Public - State of Florida
Commission # FF 140495
My Comm. Expires Nov 7, 2018

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda F. Hutchison and Arthur L. Hutchison, wife and husband	CMG (NAME)	
27 Rolling Meadows (ADDRESS)	3160 Crow Canyon Rd #400 (ADDRESS)	033-04-0A-027.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon CA 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sharon A. Gammon, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wanda F. Hutchison and Arthur L. Hutchison, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF ROLLING MEADOWS PHASE 1 - SECTION II-A, OF RECORD IN PLAT BOOK 6250, PAGE 964, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHARON A. GAMMON, UNMARRIED BY WARRANTY DEED FROM THE ESTATE OF SANDRA L. JAMES BY CO-EXECUTORS NAMELY MARK JAMES AND GREGORY JAMES AND HEIRS MARK JAMES AND GREGORY JAMES, OF RECORD IN INSTRUMENT NO. 20111103-0085844, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 27 Rolling Meadows, Goodlettsville, TN 37072
(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 hand(s) this 21st day of November, 2017.

WARRANTY DEED
(Continued)

Sharon A. Gammon

STATE OF Florida

COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon A. Gammon, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2017.

Notary Public

My Commission Expires: 11-7-2018

(SEAL)

KAREN K RODRIGUEZ
Notary Public - State of Florida
Commission # FF 140495
My Comm. Expires Nov 7, 2018

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072