STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $212,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of January, 2018.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 50238 DEEDWARR
01/23/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $786.25
20180123-0006760

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adam M. Hendron	Affordable Housing Resources	026-05-0-023.00
(NAME)	(NAME)	
302 Roscoe Street	50 Vantage Way Ste. 107	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37228	

Warranty Deed

For and in Consideration of the sum of $212,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Charles Hutson, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adam M. Hendron**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly 10 feet of Lot No. 2 and all of Lot Nos. 3 and 4, Block E of the map of Roscoe Place, of record in Book 843, page 72, Register' s Office for Davidson County, Tennessee.

Said Lots and part of lot adjoin and front together 127 feet on the Northerly side of Roscoe Street and run back between lines 161 feet on the Easterly line along the rear lines of Lot Nos. 6, 7, 8 and part of 9, and 150 feet on the Westerly line of part of Lot No. 2 to the Southerly line of Lot No. 20, and measures 70 feet thereon.

FILE #: 17-6321

Being the same property conveyed to CHARLES HUTSON, UNMARRIED, by deed from ROSIE M. BRIDGES AND HUSBAND, KEVIN M. BRIDGES, of record in Instrument No. 20140827-0077918 , dated August 26, 2014 , said Register's Office.

This property is __unimproved _X_improved property known as: 302 Roscoe Street, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2018.

Charles Hutson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Hutson, the herein bargainor, 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 19th day of January, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6321

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

