STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 57532 DEEDWARR
02/12/2018 08:54:36 AM 2 pgs
Fees: $13.00 Taxes: $1,279.28

20180212-0013574

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,751.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-0559D

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owner	
Kelsey A. Johnson and Robert Neil Johnson (NAME)	SPLIT (NAME)	72-15-181
1612 Porter Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mallory Morgan Hutchison and Jeremy Ross Hutchison, Wife and Husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsey A. Johnson and Robert Neil Johnson, tenants in common with right of surivorship,** 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 all of Lot No. 20 on the plan of Porter Road Subdivision of the Shinkle Property, of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Also conveyed herein is that property conveyed to Grantor herein by Order of the Chancery Court of Davidson County, Tennessee of record in Instrument # 20170627-0064776, Register of Deeds for Davidson County, Tennessee.

Being the property conveyed to Mallory Morgan a single woman from Courtney Watson Seiter, married, by Warranty Deed dated October 26, 2012, as Instrument # 20121106-0102579, in the Register's Office for Davidson County, Tennessee as well as that property conveyed to Mallory Morgan by Order of the Chancery Court of Davidson County, Tennessee of record in Instrument #20170627-0064776, Register's Office for Davidson County, Tennessee. The said Mallory Morgan has since married and is now known as Mallory Morgan Hutchinson. See also Affidavit to Correct Scrivener's Omission of record in Instrument # 20180212-0013573, Register's Office for Davidson County Tennessee.

Jeremy Ross Hutchison joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 38, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewers/storm drainage as recorded in Book 4144, page 672, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1612 Porter Avenue, Nashville, TN 37206.

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.

Witness my/our hand(s) this 1st day of February, 2018.

Mallory Morgan Hutchison — February 01, 2018 Date

Jeremy Ross Hutchison — February 01, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mallory Morgan Hutchison and Jeremy Ross Hutchison, Wife and Husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066