WARRANTY DEED

Bill Garrett Davidson County
Batch# 63472 DEEDWARR
02/28/2018 10:46:41 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180228-0018729

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 250 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sasha B. Gilmore	Franklin American Mortgage Co.	094-16-0E-118.00-CO
(NAME)	(NAME)	
907 Spence Enclave Court	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Charlotte B. Hutson, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sasha B. Gilmore, a single woman, 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:

LAND in Davidson County, Tennessee, being Unit 118 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, Instrument Number 20061213-0153595, Instrument Number 20080222- 0017508, Instrument Number 20080423-0041404, and Instrument Number 20080507-0047102, and Instrument Number 20100427-0031915, and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charlotte B. Hutson, single by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20120312-0021297, Register's Office for Davidson County, Tennessee, dated February 29, 2012, and recorded on March 12, 2012. The said Charlotte B. Hutson have since married. Now being known as Charlotte Brinkley. The said Charlotte B. Hutson and Charlotte Brinkley are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE HEREIN.

unimproved ☐

This is improved ☑ property, known as 907 Spence Enclave Court, Nashville, TN 37210
(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 hand this 27th day of February, 2018.

Charlotte B. Hutson

STATE OF TENNESSEE

COUNTY OF Sumner

On this 27th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte B. Hutson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

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