Bill Garrett Davidson County
Batch# 114179 DEEDWARR
07/09/2018 03:47:56 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20180709-0066246

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-904

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1420

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 6, 2018

Notary Public
Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
John R. Hutchinson and Katherine R. Hutchinson 904 Van Leer Drive Nashville, TN 37220	new owner	132-13-0-073.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE,

Robert K. Murphy and wife, Nancy G. Murphy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Hutchinson and Katherine R. Hutchinson, husband and wife

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 Lot No. 107 on the Plan of Oak Hill Valley of record in Plat Book 1835, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert K. Murphy and wife, Nancy G. Murphy by Warranty deed from Leonard C. Smead, Jr., and wife, Jane T. Smead of record in Book 8209, page 530, Register's Office for Davidson County, Tennessee, dated September 28, 1990 and recorded on October 03, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

904 Van Leer Drive, Nashville, TN 37220

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

Dated ~~this the July 6, 2018.~~

Robert K. Murphy

Nancy G. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert K. Murphy and wife, Nancy G. Murphy** 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 at Brentwood, Tennessee this 6th day of July, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

