PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
DEEDWARR
Batch# 135664 2 pgs
08/31/2018 02:12:25 PM
Fees: $13.00 Taxes: $1,655.75
20180831-0086748

W & I Ref: (RE) Title No.: 60079
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fall Creek Investment Fund, LLC 109 Foxtail Run Florence, AL 35634	Fall Creek Investment Fund, LLC 109 Foxtail Run Florence, AL 35634

TAX MAP PARCEL NUMBERS: 104010F04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$447,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Steele Hutto and Katherine Leigh Geer now known as Katherin Leigh Geer Hutto, as tenants in common with the right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fall Creek Investment Fund, LLC an Alabama LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 40 of West End Station Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070712-0083315 amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard Steele Hutto, unmarried and Katherine Leigh Geer, unmarried, as tenants in common with the right of survivorship by Warranty Deed from John Verostko and wife, Adrienne Dula, dated December 3, 2013 and recorded on December 4, 2013 of record in Instrument No. 20131204-0123513, Register's Office for Davidson County, Tennessee. The said Katherine Leigh Geer is now known as Katherine Leigh Geer Hutto.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan of record shown on Exhibit "B" to the Master Deed in Instrument No. 20070712-0083315 amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070712-0083315 amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 301 Sylvan Park Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2018.

Richard Steele Hutto

Katherine Leigh Geer Hutto

State of Tennessee

County of Davidson

On this 29th day of August, 2018, before me the undersigned authority, personally appeared Richard Steele Hutto and Katherine Leigh Geer Hutto, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $447,500.00.

Affiant

Sworn and subscribed before me this 29th day of August, 2018.

Notary

My Commission Expires: _____

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