WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169377 **DEEDWARR**
12/03/2018 10:03:50 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20181203-0117429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nelson Bradley-Wilkerson	Pinnacle Bank	
(NAME)	(NAME)	
2145 Christina Court	150 3rd Ave S, Ste 900	087010B01000CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Robby G. Huttsell and Barbara M. Huttsell**, husband and wife hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nelson Bradley-Wilkerson and David Bradley-Wilkerson, spouses married to each other**, hereinafter called the GRANTEE(S), their 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 all of Lot No. 10 on the Plan of Revised Plat for Monticello, a Cluster Lot Development, of record in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robby G. Huttsell and Barbara M. Huttsell, husband and wife by Warranty Deed from Todd Bacon, unmarried, dated March 14, 2018 and recorded March 15, 2018 of record in Instrument No. 20180315-0024519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20060417-0043313; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20060912-0112994, Amendment of record in Instrument No. 20060927-0119791, Instrument No. 20121212-0114617, Easement contained in Warranty Deed of record in Book 1536, Page 355; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20040702-0078871; Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20070608-0068633; Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposed and Appurtenances of record in Instrument No. 20060925-0117948, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2145 Christina Court, Hermitage, TN 37076
(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 30th day of November, 2018.

Robby G. Huttsell

Robby G. Huttsell

Barbara M. Huttsell

Barbara M. Huttsell

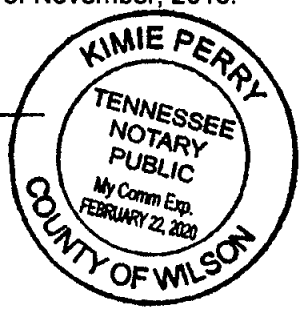
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robby G. Huttsell and Barbara M. Huttsell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2018.

Kimie Perry

Notary Public: Kimie Perry
My Commission Expires: February 22, 2020



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122