WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219
615-256-1577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Karen Johnson Davidson County
Batch# 301844 DEEDWARR
10/16/2019 02:07:07 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20191016-0106152

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law

201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM B. HUTCHERSON, JR. ET UX JUANITA G. HUTCHERSON	**WILLIAM B. HUTCHERSON, JR. ET UX JUANITA G. HUTCHERSON**	084-01-0-155.00
(NAME)	(NAME)	
607 Rosebank Ave.	0607 Rosebank Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DELORIES HUTCHISON, a widow**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WILLIAM B. HUTCHERSON, JR. ET UX JUANITA G. HUTCHERSON**, 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 Lot No. 96 on the Plan of Rose Estates, as of Record in Book 3600, page 37, Register's office for said County.

Said Lot No. 96 fronts 71 feet on the easterly side of Shadow Lane and extends back 131.65 feet on the northerly line and 129.18 feet on the southerly line to a dead line in the rear on which it measures 85.5 feet.

Being the same property conveyed to Samuel E. Hutchison and wife, Delores A. Hutchison, by Warranty Deed from A & T Builders, Inc. of record in Book 3974, page 841, Register's Office for Davidson County, Tennessee. Samuel E. Hutchison having died July 27, 2018.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Plat of record at Book 3600, page 37 and amended at Book 3805, page 360 and Book 3862, page 92; 8) Sanitary sewer easement of record at Book 3432. page 86; 9). Restrictive covenants of record at Book 3676, page 361 and as Amended at Book 3707, page 356, Register's Office for Davidson County, TN

unimproved ☐
This is improved X property, known as 1011 SHADOW LANE, NASHVILLE, TN 37206
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 15th day of October, 2019.

Delores Hutchison

Delores Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **DELORES HUTCHISON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 15th day of October 2019

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020