Karen Johnson Davidson County
Batch# 311942 DEEDWARR
11/06/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20191106-0114488

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0728

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2019

Notary Public

Commission Expires: 11/27/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Edwin G. Crowley, Jr and Donna K. Crowley<br>102 Tattnall Court<br>Gallatin, TN 37066 | NEW OWNER | 073-05-0-076.00 |

## 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, I/WE,

**Michael Wayne Hutchison, married**

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

**Edwin G. Crowley, Jr and Donna K. Crowley, a married couple**

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. 57 on the Plan of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 fronts 75 feet on the southerly side of Warrenton Place and runs back 147.7 feet on the easterly line and 150.5 feet on the westerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Ollie Mai Martin by Warranty Deed from Arnold E. Yeargin and wife, Margarette D. Yeargin of record in Book 3676, Page 565, Register's Office for Davidson County, Tennessee, dated August 18, 1963 and recorded on January 31, 1964.

Being the same property conveyed to Clyde H. Martin by Quitclaim Deed from Josephine Reed Lashlee, Ruby Mai Reed Carpenter and Evelyn Geraldine Reed Hutchison of record in Book 4776, Page 268, Register's Office for Davidson County, Tennessee, dated December 24, 1973 and recorded on December 28, 1973.

Being the same property conveyed to Michael Wayne Hutchison by Quitclaim Deed from Evelyn Reed Hutchison of record in Instrument No. 19991222-0306035, Register's Office for Davidson County, Tennessee, dated November 19, 1999 and recorded on December 22, 1999.

Tammy Lynn Hutchison, spouse of Michael Wayne Hutchison, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

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: 2308 Milton Ave, Nashville, TN 37216

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 30th day of October, 2019.

Michael Wayne Hutchison

Michael Wayne Hutchison

Tammy Lynn Hutchison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Wayne Hutchison and Tammy Lynn Hutchison** 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 Hendersonville, Tennessee this 30th day of October, 2019.

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY