



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $259,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of March, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert Andrew Hutchison	F+M Bank	053120B005.00
(NAME)	(NAME)	
3319 Old Hickory Blvd Unit #A5	10 Cadillac Dr, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood TN 37040	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Siddharth Amin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Andrew Hutchison,*** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

* an unmarried man

Being Unit A5 of Old Hickory Townhomes as shown on Exhibit to the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, of record in Instrument No. 20170526-0052731 Register's Office for Davidson County, Tennessee and their respective percentage interests of ownership in the Association thereof, to which Exhibit reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Siddharth Amin by Warranty Deed from Charles W. Pursley, Jimmy R. McClung and Thomas S. Pulley dated February 14, 2017 and recorded February 28, 2017 as Instrument No. 20170228-0019626 with the consideration amount of $435,000.00, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3319 Old Hickory Blvd Unit #A5, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 371986 DEEDWARR
03/13/2020 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20200313-0028226

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of March, 2020.

Siddharth Amin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Siddharth Amin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2020.

Notary Public
My Commission Expires: ~~3-10-20~~ 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)