WARRANTY DEED

Karen Johnson Davidson County
Batch# 396286 DEEDWARR
05/06/2020 09:57:52 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200506-0047173

MST 2020-0497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Futch and Blair Futch	First Horizon Bank	160-15-0B-013.00-CO
(NAME) 912 Brenton Park Court	(NAME) 165 Madison Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Memphis, TN 38103	
(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, WE, **Marla M. Richardson, Trustee of The Marla M. Richardson Living Trust U/A dated July 5, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Scott Futch and Blair Dudley Futch, husband and wife,** 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. 13 on the Plan of Final Plat of Brenton Park of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marla M. Richardson, Trustee of the Marla M. Richardson Living Trust U/A dated July 5, 2017 by Warranty deed from Rhona H. Leslie, Trustee U/D/A April 17, 1997 of the Leslie Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto of record in Instrument No. 20171121-0119679 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 9488, Page 505, Book 1130, Page 16, Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501, Book 8149, Page 919, in the Register's Office for Davidson County, Tennessee.

This property, known as 912 Brenton Park Court, Brentwood, TN 37027
(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 we do 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 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/our hand(s) this 30 DAY OF APRIL, 2020.

The Marla M. Richardson Living Trust U/A dated July 5, 2017

Marla M. Richardson, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marla M. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trustee of the The Marla M. Richardson Living Trust U/A dated July 5, 2017, the within named bargainor, as Trustee, and Marla M. Richardson, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/herself as Trustee of said Trust.

Witness my hand and official seal at office, this 30 day of April, 2020.

Notary Public

My commission expires: 4/24/2023

