Karen Johnson Davidson County
Batch# 437400 **DEEDWARR**
07/14/2020 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $758.13

20200714-0076924

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $204,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29th day of June, 2020.

NOTARY PUBLIC

My commission expires: 4/13/24

WILLIAMSON COUNTY KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC

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 Lee Redding	New owners	109010017.00
(NAME)	(NAME)	
209 Misty Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

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 **Betty Powell Cutts, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Lee Redding**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 100, on the Plan of Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 57, 58 and 59, bf the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Betty Powell Cutts, unmarried by deed from Darrell C. Walters, Jr., married of record in Instrument No. 20040127-0010363, said Register's Office.

Betty Powell Cutts being one in the same as Betty P. Cutts.

This property is __unimproved _X_improved property known as: 209 Misty Court, Nashville, TN 37214.

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.

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 29th day of June, 2020.

Betty Powell Cutts by William T. Cutts her Attorney-IN-FACT

Betty Powell Cutts by William T. Cutts
her attorney-in-fact

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Betty Powell Cutts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of William T. Cutts and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in
* ~~[illegible]~~ Register's Office of Wilson County, Tennessee.
* Instrument No. 20200630-0070624 MLM
Witness my hand and official seal, this the 29th day of June, 2020.

Michelle L. McMillan
Notary Public
My Commission Expires: 11/01/2023

MICHELLE LEANNE MCMILLAN
Notary ID #10351754
My Commission Expires
November 1, 2023

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