WARRANTY DEED

Karen Johnson Davidson County
Batch# 469822 **DEEDWARR**
09/03/2020 02:19:29 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20200903-0100853

P-FSBO-20-2800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Lanier Hutcheson	**Evansville Teachers Federal Credit Union**	
(NAME) **2800 Acklen Ave**	(NAME) **P.O. Box 5129**	**104-11-0-007.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Evansville, IN 47116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP E. HUTCHESON AND WIFE, KATHERYN HAY HUTCHESON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM LANIER HUTCHESON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 of Block 3 on the Plan of FairFax Place of record in Plat Book 547, Page (s) 137 and 138, 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 Phillip E. Hutcheson, and spouse Kathryn Hay Hutcheson, Sr by Warranty deed from T.P. Stephens, Jr., single of record in Instrument No. 20030806-0111414 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 06, 2003.

Being the same property conveyed to Phillip E. Hutcheson and wife, Katheryn Hay Hutcheson, as equal tenants in common by Quitclaim deed from Michael D. Sontag from Phillip E. Hutcheson and Kathryn Kay Hutcheson, of record in Instrument No. 20080326-0030173 Register's Office for Davidson County, Tennessee, dated March 06, 2008 and recorded on March 26, 2008.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 137 and 138, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 723, Page 793, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2800 Acklen Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2 DAY OF SEPTEMBER, 2020.

Phillip E. Hutcheson

Katheryn Hay Hutcheson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of September, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of September, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212