Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2422

Karen Johnson Davidson County
Batch# 473855 DEEDWARR
09/11/2020 11:11:19 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200911-0103840

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Debbie A. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2020

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clint K. Hutchison 2942 Sinbad Drive Nashville, TN 37214	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	096-06-0-209.00

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,

Rebecca Hickenbotton F/K/A Rebecca Mae Webb, unmarried

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

Clint K. Hutchison, an unmarried man

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. 219 on the Plan of Cloverhill, Section No. IV of record in Plat Book 2133, Page 62, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 219 fronts 100 feet on the Southerly side of Sinbad Drive and extends back between lines 305.5 feet on the Easterly line and 297.5 feet on the Westerly line to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Rebecca Mae Webb, unmarried by Warranty deed from Mary A. Payne n/k/a Mary A. Payne West, and husband, Joseph West of record in Instrument No. 20090902-0082714 Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded on September 02, 2009.

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: 2942 Sinbad Drive, Nashville, TN 37214

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 8th day of September, 2020.

Rebecca Hickenbottom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024