WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2020.

Notary Public

COMMISSION EXPIRES: 7/9/22

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 512722 DEEDWARR
11/10/2020 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20201110-0131924

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornesha Lashelle Burton	New Owner	034-09-0-010
(NAME)	(NAME)	
305 West Monticello Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **Katherine Hutson and Kenneth Hutson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornesha Lashelle Burton, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the southeast portion of Lot No. 27 on the Map of Bransford Realty Co.'s Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, described according to a survey made by Norris Hickerson, Engineer, August 24, 1954, as follows:

Beginning at an iron pin 50 feet east on the westerly line of the property conveyed to Mallernee Realty Company, Inc. by deed from Ralph R. Braswell and wife, of record in Book 2295, page 49, said Register's Office, said iron pin being also 20 feet from the dividing line between Lots Nos. 25 and 27 on said plan; thence north 2 (erroneously referenced in prior deeds as 20) degrees 45 minutes east 289 feet to an iron pin; thence south 86 degrees, 41 minutes east 50 feet to an iron pin, thence South 2 degrees 45 minutes West 288.2 feet to an iron pin which is also 20 feet north from the dividing line between Lots Nos. 25 and 27 on said plan (being the southeast corner of Arlene Fitzpatrick Young by deed of record in Instrument No. 20110926-0074320, said Register's Office); thence north 87 degrees 22 minutes west 50 feet to the point of beginning.

Being the same property conveyed to Kenneth D. Hutson and Katherine J. Hutson, husband and wife by Warranty Deed from Michael B. Nicholson, an unmarried man, filed for record on June 27, 2017 in Instrument No. 20170627-0064636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 305 West Monticello Avenue (House Number) (Street) Goodlettsville (P.O. Address) TN (City or Town)(State) 37072 (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, successors 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, successors 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 our hands this 5th day of November, 2020.

Katherine Hutson

Kenneth Hutson

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Katherine Hutson and Kenneth Hutson,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2020.

Notary

Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

RETURN TO
Stewart Title Company
121 First Avenue South, Su
Franklin, TN 37064
File # 4165101

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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.

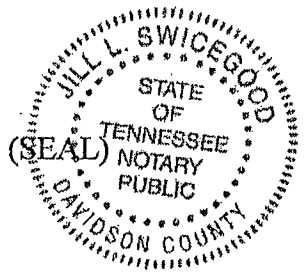
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900