20201778R

Karen Johnson Davidson County
Batch# 525880 DEEDWARR
12/07/2020 03:13:53 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20201207-0141874

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of December, 2020.

Notary Public

My commission expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Richard Steele Hutto and Katherine Geer Hutto	New owner	**130-09-0-028**
140 Alton Road		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David A. Anderson and Laura W. Anderson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Steele Hutto and Katherine Geer Hutto, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, Block "C" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C and D of record in Plat Book 1130, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 of Block C fronts 125.0 feet on the Northerly margin of Alton Road and extends back 162.85 feet on the Westerly line and 162.17 feet on the Easterly line to a dead line in the rear, measuring 125.0 feet thereon.

Being the same property conveyed to David A. Anderson, unmarried by Warranty deed from Gregory R. Coleman and spouse, May Caldwell Coleman of record in Instrument No. 20090302-0018366 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 02, 2009.

Being the same property conveyed to David A. Anderson and Laura W. Anderson, husband and wife by Quitclaim deed from David A. Anderson of record in Instrument No. 20130221-0017338 Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 21, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 140 Alton Road, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF 4th day of December, 2020:

David A. Anderson

Laura W. Anderson

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, David A. Anderson and Laura W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 4th day of December, 2020.

My Commission Expires: 5/18/24

Notary Public

BYANNA RAFFOOTH
STATE OF TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY