BOX 10-B

Karen Johnson Davidson County
Batch# 591148 **DEEDWARR**
03/12/2021 02:05:14 PM 3 pgs
Fees: $ 8.00 Taxes: $811.78

20210312-0033341

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF **FEBRUARY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARRETT BOONE HUTCHISON, ET UX	**SAME**	**121-04-0-004.00**
(NAME) **1601 WESTERN SHORE DRIVE**	(NAME)	**121-04-0-005.00**
(ADDRESS) **NASHVILLE, TN 37214-4317**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, JOEL D. HUTCHISON AND WIFE, DORIANNE J. HUTCHISON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT BOONE HUTCHISON AND WIFE, ASHLEY LAUREN GALLOWAY**, 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:

Tract I: Land in Davidson County, Tennessee being Lot No. 12, as shown on the map entitled Lakeview Hills, Section IV, of record as Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joel D. Hutchison and wife, Dorianne J. Hutchison, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8455, page 938, dated September 27, 1991, in the Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Reserved Parcel, as shown on the map entitled Lakeview Hills, Section IV, of record as Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAUNDRA LOUISE DAVIS, by deed from LAKEVIEW HILLS COMPANY, A PARTNERSHIP COMPOSED OF EUGENE P. DAVIS AND JERRY BUTLER, of record in Book 8458, page 574, dated October 4, 1991, said Register's Office. Being further conveyed to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by Final Decree Confirming Sale of record in Book 9993, page 522, dated December 14, 1995, said Register's Office. Being further conveyed to JOEL D. HUTCHISON, by quitclaim deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Instrument No. 20021104-0134967, dated October 23, 2002, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 642, Restrictive Covenants of record in Book 6431, page 298, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **1601 WESTERN SHORE DRIVE & WESTERN SHORE DRIVE, NASHVILLE, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 25th th day of February, 2021

JOEL D. HUTCHISON

DORIANNE J. HUTCHISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **JOEL D. HUTCHISON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2021.

My commission expires: MAY 2, 2022

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF NEW MEXICO
COUNTY OF _____

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **DORIANNE J. HUTCHISON**, the bargainor, 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 office, this _____day of February, 2021.

My commission expires:_____

Notary Public

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 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 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 25 th day of February, 2021

JOEL D. HUTCHISON

DORIANNE J. HUTCHISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **JOEL D. HUTCHISON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2021.

My commission expires: MAY 2, 2022

Notary Public

STATE OF NEW MEXICO
COUNTY OF Dona Ana

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **DORIANNE J. HUTCHISON**, the bargainor, 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 office, this 9th day of ~~February~~ March, 2021.

My commission expires: 10/29/22

Notary Public

OFFICIAL SEAL
JACKLYNE LEGARRETA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10/29/22