Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 675751 DEEDWARR
07/13/2021 10:54:05 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210713-0093928

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James A. McDaniel and Nancy S. McDaniel	James A. McDaniel and Nancy S. McDaniel	Parcel ID: 104 14 0H 061.00
(NAME) 407 Prestwick Court	(NAME) 407 Prestwick Court	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Terrell Don Hutto and wife, Nancy S. Hutto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James A. McDaniel and Nancy S. McDaniel, husband and wife**, 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. 4 as shown on the Plan Whitworth Phase 3, Section 2, of record in Book 7900, Page 969; as amended in Book 9582, Page 838 and by Surveyor's Certificate of Correction of record in Book 10270, Page 34, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terrell Don Hutto and Wife, Nancy S. Hutto, by Warranty Deed from Clements-Bartosh Interests, L.L.C., A Tennessee Limited Liability Company, of record in Book 10659, Page 368, in the Register's Office of Davidson County, Tennessee, dated October 27, 1997 and recorded on October 27, 1997.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 407 Prestwick Court, 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 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 9 day of July, 2021

Terrell Don Hutto

Nancy S. Hutto

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Terrell Don Hutto and wife, Nancy S. Hutto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



