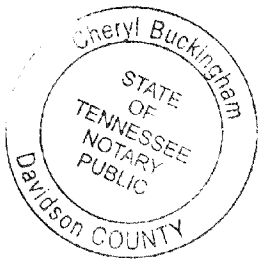
Karen Johnson Davidson County
Batch# 740102 DEEDWARR
10/20/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20211020-0140678

WARRANTY DEED



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-081853

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick D. Conboy, Jr. and Carolyn Van Winkle	Patrick D. Conboy, Jr. and Carolyn Van Winkle	
(NAME) 225 Whitney Park Drive	(NAME) 225 Whitney Park	060-12-0-182.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashille TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTT HUTCHINSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK DEVITT CONBOY, JR., AN UNMARRIED MAN and CAROLYN ANN VAN WINKLE, AN UNMARRIED WOMAN**, 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. 26 on the Plan of Section Three, Conviser Subdivision, of record in Plat Book 6200, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Hutchinson, married by Warranty deed from Craig E. Stevens, unmarried of record in Instrument No. 20060508-0053327 Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on May 08, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 225 Whitney Park Drive, Nashville, TN 37207

(House No.) (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 my/our hand(s) this the 15th day of October, 2021

Scott Hutchinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

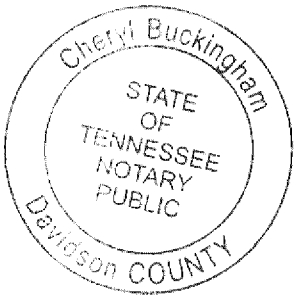
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Scott Hutchinson, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2021.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)



Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **10/15/2021** (date of document).

Affiant Signature

10/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

