Karen Johnson Davidson County
Batch# 799413 DEEDWARR
02/02/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220202-0012484

WARRANTY DEED

Jill Neely
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 $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey C. Gilmer and Alexandra N. Gilmer		Parcel ID: 083-15-0-147.00
(NAME)	(NAME)	
2703 Hody Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **Aaron A. Hutcheson and Melanie Hutcheson*, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey C. Gilmer and Alexandra N. Gilmer, husband and wife, as tenants by the entirety**, 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. 182 on the Plan of Section Two, Addition One, Fortland Park, of record in Plat Book 2854, Page 85, 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 Aaron A. Hutcheson and Holly A. Hutcheson, husband and wife, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated March 13, 2013 and recorded March 13, 2013, of record as Instrument No. 20130313 - 0025010 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Aaron A. Hutcheson, by Warranty Deed from Holly A. Hutcheson dated March 02, 2015 and recorded April 06, 2015, of record as Instrument No. 20150406-0029513 Register's Office for Davidson County, Tennessee. *Aaron A. Hutcheson is married to Melanie Hutcheson who joins in the execution of this deed to convey any marital interest that she may have.

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 2703 Hody Drive, Nashville, TN 37206

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 18th day of January, 2022

Aaron A. Hutcheson

Melanie Hutcheson

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Aaron A. Hutcheson and wife, Melanie Hutcheson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2022.

Notary Public

My Commission Expires:

(SEAL)

MARK D. BOLES, SR.
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/14/2022
COUNTY OF MONTGOMERY

Certificate of Authenticity

I, Tiffany Rooker, 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 **1/21/2022**.

Date

Tiffany Rooker

Affiant Signature

1/21/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON