WARRANTY DEED

Karen Johnson Davidson County
Batch# 890586 DEEDWARR
07/18/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220718-0082201

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Frederick Hutton	New Owner	171-03-0-B-013.00 CO
(NAME)	(NAME)	
5221 Fredericksburg Way East	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Kile Garrett and Laurena Garrett FKA Laurena Robinson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Frederick Hutton and Marlene Judith Hutton, 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 268, as shown on the map entitled the Plan of Fredericksburg, Section 5B, a Planned Unit Development, of record in Book 7900, page 953, 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 Timothy Kile Garrett, an unmarried man, and Laurena Robinson, an unmarried woman, by Warranty Deed from Rebeccah Baucom and Dustin Baucom, wife and husband, dated May 13, 2016, of record in Instrument No. 20160513-0047948, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5221 Fredericksburg Way E, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 7900, page 953; Restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840 and Book 10694, page 541; By-Laws of record in Book 8920, page 45 and Book 10694, page 539; Articles of Incorporation/ Charter of record in Book 8920, page 40; Easement for sanitary sewer and/ or storm drainage of record in Book 7993, page 269; Easement for drainage facility of record in Book 7851, page 712; Stormwater Detention Agreement of record in Book 9771, page 545; Amenities area of Fredericksburg Homeowners Association of record in Book 7900, page 807; Conveyance of sewer and water mains of record in Book 9698, page 81 and Book 9698, page 124; all of record in the Register's Office for Davidson County, Tennessee.

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 8th day of July, 2022.

Timothy Kile Garrett

Laurena Garrett

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Timothy Kile Garrett and Laurena Garrett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of July, 2022.

Notary Public
My Commission Expires: _____

File No.: 36531

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 8, 22 (date of document).

Jennifer L. Pennell

July 18, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

