WARRANTY DEED

Karen Johnson
Batch # 1083010
12/18/2023 10:36:34 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20231218-0097252

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Frank Hutchison Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Frank Hutchison, Jr., An Unmarried man,	Regions Bank d/b/a Regions Mortgage	7-15-17
(NAME)	(NAME)	
2012 Graceland Drive	P.O. Box 200401	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Florence , SC 29502-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232068

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, I/we, **James C. Andrews** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Frank Hutchison, Jr., An Unmarried man,** , 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 55, Section 3, Grizzard Manor, as of record in Plat Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James C. Andrews and Mary H. Andrews, husband and wife, by Warranty Deed from Melinda M. Turner and James Douglas Turner, husband and wife, dated January 21, 2000 and filed of record in 20000201-0010552, Register's Office for Davidson County, Tennessee. AND BEING the same property conveyed to James C. Andrews by Quitclaim Deed from Mary H. Andrews, dated August 27, 2001 and filed of record in Instrument No. 20010829-0093857, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4755, page 905, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to an easement for sanitary sewage pump and service lines appearing of record in Instrument No. 20021112-0139814, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2012 Graceland Drive, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of December, 2023

James C. Andrews

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James C. Andrews, 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, at office, this 14th of December, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027