WARRANTY DEED

02TN030057

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: AT LARGE (SEAL)

CHRISTINE R. ROLLER
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 12, 2003

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dair L. Sutton	Same as new owner	11D 4210533-14-96
(NAME)	(NAME)	
817 Nella Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Michael E. McAdams and wife, Cheryl J. McAdams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dair L. Sutton and wife, Glenda Gleaves Sutton, 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. 109 on the Plan of Pleasant Hill Addition, as of record in Book 3300, Page 7, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the south margin of Nella Drive opposite a turn into an unnamed street; thence with margin of Nella Drive, southeasterly 191 feet to a tract marked "Parcel C Reserved"; thence along the west line of Parcel C, southwesterly 107.7 feet to a point; thence westerly 119.3 feet to a tract marked "Reserve Parcel "D"; thence with the north line of said parcel, northwesterly 106.6 feet to the easterly margin of a 50 foot unnamed street; thence with the margin of the same, northeasterly 130 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the point of beginning.

Being the same property conveyed to Michael E. McAdams and wife, Cheryl J. McAdams by deed from Doran D. Edwards and wife, Linda H. Edwards of record in Book 8623, page 630, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 817 Nella Drive, Goodlettsville, TN 37072

(House Number) (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 our hands this 30th day of September, 2002.

Michael E. McAdams

Cheryl J. McAdams

Davidson County DEEDWARR
Recvd: 10/08/02 07:42 2pgs
Fees:13.00 Taxes:738.15

20021008-0122138

STATE OF TENNESSEE

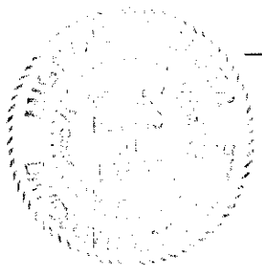
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. McAdams and wife, Cheryl J. McAdams, the bargainor(s), 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 at Goodlettsville, Tennessee this 30th day of September, 2002.

Commission expires:

11/27/04



Notary Public