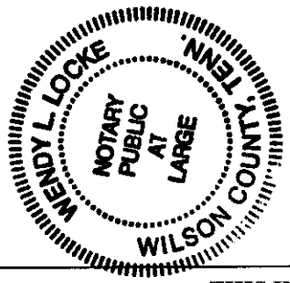
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Earl Carlton Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2004.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/16/04 10:52 2pgs
Fees:13.00 Taxes:684.50

20040116-0006794

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Carlton Sutton	Chase Manhattan Mortgage Corporation	Map 86
(NAME) 1117 Adwolfe Cove	(NAME) 5409 Maryland Way	Group 04-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood Tennessee 37027	Parcel 98
(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,

John W. Bann and Wife, Sara E. Bann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Earl Carlton Sutton and Wife, Melynda M 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:

BEING Lot No. 59, on the Plan of Section Three, Sunset Oaks, as shown by plat of record in Plat Book 9700, page 198, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Frank Batson Homes, Inc. to John W. Bann and Wife, Sara E. Bann dated 06/19/1998, filed for record on 06/22/1998 in Book 10986, Page 839, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 9082, Page 567, Register's Office of said County.

Master-Deed of record in Deed Book 9502, Page 859, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1117 Adwolfe Cove, Hermitage, TN 37076

(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 my/our hand(s) this 15th day of January, 2004.

John W. Bann by Tammy Edwards atty-in-fact
John W. Bann,
By: Tammy Edward, Attorney in fact

Sara E. Bann by Tammy Edwards atty-in-fact
Sara E. Bann,
By: Tammy Edwards, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 15th day of January, 2004, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John W. Bann and Wife, Sara E. Bann, and who acknowledged that they executed the same as the free act and deed of the said John W. Bann and Wife, Sara E. Bann by virtue of that Power of Attorney, duly executed by the said John W. Bann and Wife, Sara E. Bann and appearing of record in Instrument Number 20040116-0006793, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 15th day of January, 2004.

My Commission Expires: 6-9-07

Wendy L Locke
Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WENDY L LOCKE

File Number23120349
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122