Box 8

WARRANTY DEED

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Jennifer Hinchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2005.

Deborah Gail Johnson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judith D. Williams | SunTrust Mortgage, Inc. | 142-13B-123 |
| (NAME) | (NAME) | |
| 933 Glenridge Lane | P.O. Box 79041 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Baltimore, MD 21279-0041 | |
| (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, Soni S. Sutton and husband, Berrien W. Sutton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith D. Williams, a single person and Penny L. Thomas, a single person, 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. 123 on the Plan of Final Plat of the Resubdivision of Lots 114 through 130 and 131-A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for said County, to which reference is made for a more complete description.

Being property conveyed to Soni S. Sutton and husband, Berrien W. Sutton by Warranty Deed dated May 17, 2002, from Rochford Realty and Construction Co., Inc., as of record in Instrument No. 20020528-0064459, Register's Office for Davidson County, Tennessee.

**Description Reference**: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005 and subsequent years. The Plan, with Owner's Certificate, of record in Doc. No. 20010404-0032691, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, Page 619; Book 7405, Page 780; Book 11063, Page 996; Book 8104, Page 211; and Book 8136, Page 79, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as 933 Glenridge Lane, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 09/20/05 12:31 2 pgs
Fees:13.00 Taxes:891.70
20050920-0112985

Witness our hands this 19th day of September, 2005.

Soni S. Sutton

Berrien W. Sutton

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 Soni S. Sutton and Berrien W. Sutton, 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 Nashville, Tennessee this 19th day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

