WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 10:16 2 pgs
Fees:13.00 Taxes:409.22
20060323-0033188

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,600.00

Deborah Dayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: November 23, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Sutton	Angel Sutton	50-14.56
(NAME)	(NAME)	
3206 Doverside Dr	3206 Doverside Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060275

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Stephany Sutton**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Angel Sutton**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3206 Doverside Dr., Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 deec.

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 16th day of March, 2006.

Stephany 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 Stephany Sutton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Stephany Sutton executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 16th day of March, 2006.

Commission expires: November 23, 2009

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Jeffrey Hawkins Notary Public

File No.: 20060275

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 694 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for said County, to-wit:

BEGINNING at a point in the Northwesterly margin of Doverside Court, the Southwest corner of this lot and the Southeast corner of reserved Parcel "M" on said plan; thence with the line between said lot and said Parcel, Northwestwardly 84.4 feet to the Easterly line of the Jones 3.07 acre tract; thence with Jones line North 0° 56' East 72.6 feet to a point, the Northwest corner of Lot 694 and the Southwest corner of Reserved Parcel "N"; thence with the line between said lot and said Reserved parcel, Northeastwardly 85.05 feet to a point in the Southwesterly margin of Doverside Drive; thence with the same margin of said Drive, Southwestwardly 73.0 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve Southwestwardly 35.35 feet to a concrete monument in the Northwesterly margin of Doverside Court; thence with margin of said Court, Southwestwardly 115.93 feet to the point of beginning.

BEING the same property conveyed to Stephany D. Reynolds, Unmarried, now know as Stephany Sutton by Quit Claim Deed from Robert C Sutton Jr. of record in Instrument No. 200307010091139, Register's Office for Davidson County, Tennessee.

Property commonly known as 3206 Doverside Dr., Nashville, Tn 37207.