WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

CONNIE L TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 06/04/07 12:23 2 pgs
Fees:13.00 Taxes:425.50
20070604-0066049

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
Stephany Sutton	Homecomings Financial, LLC "f/k/a Homecomings Financial Network, Inc."	
(NAME)	(NAME)	
3206 Doverside Dr	2101 Rexford Road, Suite 250 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28211	50-14.56
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070867

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, Angel Sutton**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stephany 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. :

*unmarried

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 Angel Sutton by Warranty Deed from Stephany Sutton dated March 16, 2006 of record in Instrument No. 200603230033188, in the Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3434, Page 270, Book 3616, page 269, and Book 3702, page 519, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

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 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.

25th

Witness my hand this ~~24th~~ day of May, 2007.

Angel Sutton

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Angel Sutton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Angel Sutton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2007.

Commission expires: 2-8-11

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public