RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A #10917

WARRANTY DEED 32785

Davidson County DEEDWARR
Recvd: 11/26/07 10:35 3 pgs
Fees:18.00 Taxes:586.45
20071126-0136878

ROGER SPROUL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00.

Dorothy M. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy M. Sutton (NAME)	SunTrust Mortgage, Inc. (NAME)	
2424 Edencrest Dr. (ADDRESS)	201 4th Ave N. (ADDRESS)	149-15-A-350CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, **CHRISTOPHER W. ROBB AND WIFE, DEBORAH L. ROBB**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DOROTHY M. SUTTON, unmarried**, hereinafter called the Grantee, her 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. 74 on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 2002813-0098017, amended in Instrument No. 20030506-0060390, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher W. Robb and Deborah L. Robb, husband and wife, by deed dated May 28, 2004 from Beazer Homes Corp. dba Phillips Builders of record in Instrument No. 20040609-0068505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2424 Edencrest Drive, Antioch, TN 37013

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, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 19th day of November, 2007.

Deborah L. Robb

Christopher W. Robb

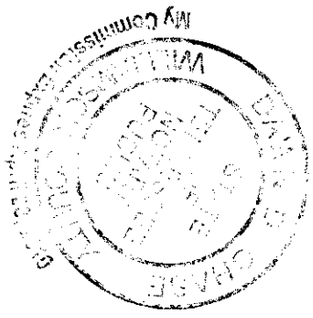
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher W. Robb and wife, Deborah L. Robb, the bargainors, 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 Franklin, Tennessee on this 19th day of November, 2007.

Notary Public

My Commission expires:



Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN