WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090055998 DEEDWARR
Recvd: 08/17/09 12:03 2 pgs
Fees: 13.00 Taxes: 25.90
20090817-0077091

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Marc Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2009.

Darlene Edwards
Notary Public

MY COMMISSION EXPIRES: 11-24-2011

(AFFIX SEAL)

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Sutton	SAME	92-6-502.00
(NAME) 4924 Clarksville Pike	(NAME)	
(ADDRESS) Whites Creek , TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 09-0819

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,/ we Donna Wade and husband Larry Wade** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marc Sutton and wife Barbara 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. :

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Faulconer and Ashcroft's Subdivision of Lot Nos. 18 and 19 in the Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna Wade by deed from Jewel Marie Fueway and Shamika Simmons as sole heirs of the estate of Willie Harris of record as Instrument No. 20090326-0027144, in the Register's Office for Davidson County, Tennessee, dated March 13, 2009..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2608 Booker Street, Nashville, TN 37208

(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 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, 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.

Witness our hands this 3rd day of August , 2009.

Donna Wade

Donna Wade

Larry Wade

Larry Wade

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of August , 2009, before me personally appeared Donna Wade to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards

Notary Public

11-29-2011

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of August, 2009, before me personally appeared Larry Wade to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards

Notary Public

My Commission Expires: 11-29-2011