WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100009708 DEEDWARR
Recvd: 02/18/10 11:23 2 pgs
Fees: 13.00 Taxes: 481.00
20100218-0012360

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 2010

Notary Public

MY COMMISSION EXPIRES: 09/30/2013
(AFFIX SEAL)

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen McCluskey Thurber and Henry Kent McCluskey	New Owner	095050B15900CO
(NAME) 2120 Lebanon Rd	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Curtis S. Sutton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen McCluskey Thurber and Henry Kent McCluskey**, as joint tenants with right of survivorship 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 Unit 77, EASTHAVEN TOWNHOMES, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curtis S. Sutton, an unmarried man by Warranty Deed from R. J. York Homes, LLC, recorded on the 21st day of October, 2004 in Instrument No. 20041021-0126967, in the Register's Office of 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 (f) all applicable government and zoning regulations.

Peggy Powell Sutton SPOUSE OF Curis Scott Sutton, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER MARITAL INTEREST TO SAID PROPERTY

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Rd, Nashville, TN 37201

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, has 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.

Witness our hands this **11th** day of **February, 2010**

Curtis S. Sutton

Peggy Powell Sutton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Curtis S. Sutton, and Peggy Powell Sutton** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **February, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011