WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,846.00.

Affiant

Subscribed and sworn to me on February 22, 2020.

NOTARY PUBLIC

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Exp. 7-21-13

BILL GARRETT, Davidson County
Trans:T20100012141 DEEDWARR
Recvd: 03/02/10 09:27 2 pgs
Fees:13.00 Taxes:891.13
20100302-0015658

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24342SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Heather R. Tuttle Misty D. Molock 3903 Baxter Avenue Nashville, TN 37216	BAC Home Loans Servicing P.O. Box 650070 Dallas, TX 75265-0070	61-150-024

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary G. Suggs, an unmarried man hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Heather R. Tuttle and Misty D. Molock, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 89 feet of Lot No. 46 on the Map of the Subdivision of the Maplewood Home Tract of record in Book 421, page 174, in the Register's Office for Davidson County, Tennessee, said northerly part of Lot No. 46 fronts 89 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Earl D. Suggs by Deed from A. W. McManus and wife, Jane P. McManus, of record in Book 4958, page 919, in the Register's Office for Davidson County, Tennessee. Earl D. Suggs died testate on October 27, 1994, and by his Last Will and Testament of record in Book 9638, page 701, bequeathed all his property to his brother, Marion E. Suggs with Margaret J. Suggs as surviving devisee. By Disclaimer filed in the Probate Court for Davidson County, Tennessee, of record in Book 9638, page 703, in said Register's Office, both Marion E. Suggs and Margaret J. Suggs disclaimed any and all interest in the real property of Earl D. Suggs, deceased. By Order in the Probate Court for Davidson County, Tennessee, and recorded in Book 9638, page 707, in said Register's Office, said property vested in Gary G. Suggs.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on plan of record in Book 421, page 174, in the Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, page 556, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3903 Baxter Avenue, Nashville, TN 37216.

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind himself, his heirs and assigns, 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 on February ~~19~~ 22, 2020.

Gary G. Suggs

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February ~~19~~ 22, 2020, before me personally appeared Gary G. Suggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February ~~19~~ 22, 2020.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVID B. HERBERT DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

My Commission Expires: