Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 10050008

Sheryl L. Sutton and Toney R. Sutton

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Samantha Sanders
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF MAY, 2010.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner
Larry Sanders and
Samantha H. Sanders
1071 Garland Hollow Road
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
088-00-0-051

BILL GARRETT, Davidson County
Trans:T20100034164 DEEDWARR
Recvd: 06/04/10 14:48 2 pgs
Fees:13.00 Taxes:425.50
20100604-0043617

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sheryl L. Sutton and Toney R. Sutton, Wife and Husband** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Larry Sanders and Samantha H. Sanders, Husband and Wife** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

A tract or parcel of land located in the Second Civil District of Metropolitan Nashville and Davidson County and described according to a survey by R.L. Montoya-Land Surveying, dated February 22, 1988, as follows:

Beginning at an existing iron pin located in the easterly right-of-way margin of Garland Road, 0.6 miles southeasterly of Pond Creek Road and marking the most southern corner of the Larry W. Anderson property of record in Deed Book 5459, page 763, R.O.D.C., Tennessee, and the most western corner of this tract; thence, leaving said right-of-way margin along the line common to Larry W. Anderson, North 61 degrees 34 minutes 50 seconds East, 1065.00 feet to an iron pin, set this survey; thence, South 29 degrees 14 minutes 18 seconds East, 206.03 feet to an iron pin, set this survey; thence, South 61 degrees 34 minutes 34 seconds West, 1064.43 feet to an iron pin, set this survey, in the easterly right-of-way margin of Garland Road; thence, with said right-of-way margin, North 29 degrees 23 minutes 44 seconds West, 206.12 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Sheryl L. Sutton and husband Toney R. Sutton by deed from Larry W. Anderson and wife, Pamela Anderson, dated 04/27/1994, of record in Book 9334, page 530, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1071 Garland Hollow Road, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2010 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Water Rights Agreement/ Easement of record at Book 9348, page 766, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Sheryl L. Sutton and Toney R. Sutton** has/have caused this instrument to be executed, this the 26 day of May, 2010.

Toney R. Sutton

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Toney R. Sutton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 26 day of May, 2010.

My commission Expires: 10/20/10

NOTARY PUBLIC



Sheryl L. Sutton
By: Toney R. Sutton, Atty-in-fact
Instrument Number * **RODDT**
*201006040043616

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Toney R. Sutton**, Attorney-in-fact, acting on behalf of **Sheryl L. Sutton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Sheryl L. Sutton**, and who acknowledged that he executed the same as the free act and deed of **Sheryl L. Sutton**.

SWORN to and subscribed before me
This the 26 day of May, 2010.

My commission Expires: 10/20/10

NOTARY PUBLIC

