STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: November 24, 2013.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Sutton	James Bryan Lewis	057-00-0-25 & 26
(NAME)	(NAME)	
1257 Bateman Ponds Way	214 Second Avenue North, Suite 103	
(ADDRESS)	(ADDRESS)	
West Jordan, UT 84084	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(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,

JAMES BRYAN LEWIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM T. SUTTON AND RITA L. SUTTON, HUSBAND AND WIFE

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:

TRACT 1:
BEGINNING at an iron pin found in the easterly margin, 25 feet from the center line of Old Hickory Boulevard, a corner to Kevin E. Adams (Book 9661, page 0777), and being the most northwest corner of this tract; thence, South 59 degrees 41 minutes 41 seconds East passing an iron pin found at 162.00 feet and in all a total distance of 179.40 feet to a point in the center of a creek, corner to Adams; thence North 50 degrees 14 minutes 31 seconds East for a distance of 107.39 feet to a point in the center of a creek, a corner to said Adams and corner to James E. Gann (Book 4463, page 997); thence, leaving said creek, South 87 degrees 55 minutes 04 seconds passing an iron pin found at 63.87 feet and in all a total distance of 702.00 feet to an iron pin found, corner to said Gann and in the line of Dwight A. Lang (Book 9688, Page 410); thence South 07 degrees 43 minutes 21 seconds West for a distance of 258.88 feet to an iron pin set in the line of said Lang, a corner to Tract 2 of this survey; thence North 87 degrees 04 minutes 14 seconds West for a distance of 1051.76 feet to an iron pin set in the margin of said Old Hickory Boulevard; thence with said Boulevard, North 30 degrees 18 minutes 19 seconds East for a distance of 289.73 feet to the beginning.

TRACT 2:
BEGINNING at an iron pin found, a corner to Dwight A. Lang (Book 9688, Page 410), a corner to Tract 3 of this survey, and being the most southeast corner of this tract; thence North 85 degrees 21 minutes 01 second West for a distance o f1174.58 feet to an iron pin set in the easterly margin, 25 feet from the center line of Old Hickory Boulevard; thence North 30 degrees 18 minutes 19 seconds East for a distance of 325.00 feet to an iron pin set in the margin of said Boulevard, a corner to Tract 1; thence, leaving said Boulevard, South 87 degrees 04 minutes 14 seconds East for a distance of 1051.76 feet to an iron pin set in the line of said Lang; thence South 07 degrees 43 minutes 21 seconds West a distance of 325.00 feet to the point of beginning.

Being the same property conveyed to James Bryan Lewis by Substitute Trustees Deed dated June 28, 2007 and recorded July 3, 2007 as Instrument No. 20070703-0079567, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100060649 DEEDWARR
Recvd: 09/27/10 11:27 2 pgs
Fees:13.00 Taxes:203.50
20100927-0076638

unimproved ☒

This is improved ☐ property, known as 0 Old Hickory Boulevard, Nashville, TN 37221

(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 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, 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 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 my/our hand(s) this 20th day of September, 2010.

James Bryan Lewis

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 James Bryan Lewis, the bargainor(s), 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.

Witness my hand and official seal at on this 20th day of September, 2010

Commission expires: November 24, 2013

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON