(1)

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $180,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of January, 2011.<br><br>Notary Public<br><br>My commission expires: March 18, 2014 |

**THIS INSTRUMENT WAS PREPARED BY**
**Signature Title Services, LLC**
**4711 Trousdale Drive, Suite 120**
**Nashville Tennessee 37220**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Robert E. Richner, unmarried**<br>**Tonya Schwegmann, unmarried** | New Owner | 09401021100 |
| **715 South 13th Street** | | |
| **Nashville, TN 37206** | | |

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 ACKNOWLEDGE, WE,

**Sutton Construction, LLC, a Tennessee Limited Liability Company**

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

**Robert E. Richner, unmarried and Tonya Schwegmann, unmarried**

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 Lot 153, PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 70, 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 Sutton Construction, LLC, a Tennessee limited liability company by Deed from LS Partners, a Tennessee general partnership, recorded on the 21st day of December, 2009 in Instrument No. 20091221-0115969, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110007955 DEEDWARR
Recvd: 02/07/11 14:06 2 pgs
Fees:13.00 Taxes:666.00
20110207-0010797

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 715 South 13th Street, Nashville, TN 37206.

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 in 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 21st day of January, 2011.

Chief Manager.

Sutton Construction, LLC
By: Chris Sutton, Chief Manager

_____

_____

_____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, Chris Sutton, Chief Manager for Sutton Construction, LLC , the within named Grantors, 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, at office, this 21st day of January, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013