WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: 7/16/15

(AFFIX SEAL)

Mail
Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Warren Miller	First Community Mortgage	15002009500
(NAME)	(NAME)	
709 Lake Terrace Drive	275 Robert Rose	
(ADDRESS)	(ADDRESS)	
Nashville, TN37217	Murfreesboro TN 37129	
(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, **Joe G. Sutton, unmarried and Earlene L. Sutton, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Warren Miller**, 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 No. 9, on the Plan of Revised Castlegate, Section 3 & 6 of record in Book 6200, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe G. Sutton and wife, Earline L. Sutton, by warranty deed of Michelle Denise Turley and husband, Darrell Keith Turley, of record in Instrument No. 200007210072344, said Register's Office and dated 07/17/2000.

Subject to: All matters appearing on the Plan of record in Plat Book 6200, page 565, said Register's Office. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Bk 6597, pg 362, RODC, TN.

This property, known as 709 Lake Terrace Drive, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20120002442 DEEDWARR
Recvd: 01/11/12 09:56 2 pgs
Fees:13.00 Taxes:406.63
20120111-0002793

Witness my/our hand(s) this 27TH DAY OF DECEMBER, 2011.

Joe G. Sutton

Joe G. Sutton

Earlene L. Sutton

Earlene L. Sutton

STATE of Tennessee

COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Joe G. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that him/herself to be the within named bargainor, and that s/he as such executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 27th day of December 2011.

K Cloyd

NOTARY PUBLIC

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 6-19-12

STATE of Tennessee

COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Earlene L. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that him/herself to be the within named bargainor, and that s/he as such executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 27th day of December 2011.

K Cloyd

NOTARY PUBLIC

My commission expires: 6-19-12

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON