RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042829 DEEDWARR
Recvd: 06/11/12 11:09 2 pgs
Fees:13.00 Taxes:529.10
20120611-0050758

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2012.

NOTARY PUBLIC

My commission expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale R. Liszka et ux 1012 Shadow Lane Nashville, TN 37206	Peoples Home Equity 213 Ward Circle # 201 Brentwood, TN 37027	084-010-145.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Three Thousand and 00/100 Dollars ($143,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **SHELLEY SUTTON, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DALE R. LISZKA AND WIFE, KELLI LISZKA,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 85 on the plan of Section I, Rose Estates, as of record in Book 3600, page 37, Register's Office for said County.

Said Lot No. 85 fronts 90 feet on the westerly side of Shadow Lane and extends back 140.06 feet on the northerly line and 157.30 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 69.21 feet.

Being the same property conveyed to Doris A. Appleton, widowed and Shelley Sutton, married, as tenants in common with right of survivorship, by Quitclaim Deed from Doris A. Appleton, dated 8/3/2010, recorded 8/5/2010, of record in Instrument No. 20100805-0061832, in the Register's Office for Davidson County, Tennessee. The said Doris A. Appleton having since died on 12/11/2011, leaving Shelley Sutton as owner of fee simple title as surviving tenant in common with the rights of survivorship.

This is improved property more commonly known as 1012 Shadow Lane, Nashville, TN 37206.

This conveyance is made subject to all matters as shown on plat of record in Book 3600, page 37; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **CARLOS PRESTON SUTTON**, husband of the aforesaid **SHELLEY SUTTON,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the husband of the aforesaid **SHELLEY SUTTON.**

WITNESS OUR HANDS, this the 6th day of June, 2012.

Shelley Sutton

SHELLEY SUTTON

CARLOS PRESTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Shelley Sutton and Carlos Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of June, 2012.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014