Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120057466 DEEDWARR
Recvd: 08/03/12 11:33 2 pgs
Fees:13.00 Taxes:540.20

20120803-0069020

06-1207-74742

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2012.

Notary Public
My commission expires:

JEFFREY M. GRISHAM
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Barry J. Hunter 2116 BLAKE DRIVE ANTIOCH TN 37013	RegionsMortgage 2050 Parkway Office Circle Birmingham, AL 35244	173-11-O-A-025.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia A. Sutton, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barry J. Hunter, an unmarried man, hereinafter called the Grantees, their successors 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. 39, on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Sutton, an unmarried woman by deed from Beazer Homes Corp., dated August 29, 2001, recorded September 5, 2001, of record in Instrument No. 20010905-0096037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 BLAKE DRIVE, ANTIOCH, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2012.

Cynthia A. Sutton by Randall Allen Sutton attorney in fact

Cynthia A. Sutton, by Randall Allen Sutton
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Allen Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Cynthia A. Sutton, as his/her attorney in fact, pursuant to the power of attorney recorded in Record Book *, Page _____, Register's Office for Davidson County, Tennessee, and acknowledged that he/she executed the same as the free act and deed of Cynthia A. Sutton, as his/her attorney in fact.

*20120803006 9019

Witness my hand in Mt. Juliet, TN, this 26 day of July, 2012.

Notary Public

My Commission expires:

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15