BILL GARRETT, Davidson County
Trans:T20130003526 DEEDWARR
Recvd: 01/14/13 10:39 2 pgs
Fees:13.00 Taxes:828.80
20130114-0004147

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121179

Send Tax Bills To:
Primelending
18111 Preston Road, Ste. 900
Dallas, TX 75252

New Owner is:
Phyllis R. Sutton
912 Percy Warner Blvd.
Nashville, TN 37205-4106

MAP: 129-15-0

PARCEL: 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Laurence Loveman Cypress and wife, Valerie Winthers Cypress**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Phyllis R. Sutton, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **912 Percy Warner Blvd., Nashville, TN 37205**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Warner Park Valley Estates, Section 1, of record in Book 3600, Page 14, Register's Office for said County.

SAID Lot No. 101 fronts 100 feet on the easterly margin of Percy Warner Boulevard and extends back between parallel lines 150 feet to the L&N Railroad right-of-way line, measuring 100 feet thereon.

BEING the same property conveyed to Laurence Loveman Cypress and wife, Valerie Winthers Cypress, as tenants by the entirety, by Quitclaim Deed from Michael I. Mossman, and in the same instrument conveyed to Michael I. Mossman from Lawrence Loveman Cypress dated 5/17/88 and recorded 5/18/88 in Book 7547, Page 155; and the same property previously conveyed to Lawrence Loveman Cypress by Quitclaim Deed from Mac E. Robinson, and in the same instrument conveyed to Mac E. Robinson from Lawrence Loveman Cypress and wife, Shirley Freeman Cypress dated 7/24/81 and recorded 8/3/81 in Book 5778, Page 7; and previously conveyed to Laurence L. Cypress and wife, Shirley F. Cypress by Warranty Deed from Norman L. Stephenson and wife, Sandra J. Stephenson dated 9/9/80 and recorded 9/10/80 in Book 5648, Page 890, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of January, 2013.

GRANTOR(S):

LAURENCE LOVEMAN CYPRESS

VALERIE WINTHERS CYPRESS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laurence Loveman Cypress and Valerie Winthers Cypress,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of January, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,000.00**.

AFFIANT

SWORN TO and subscribed before me this 7th day of January, 2013.

KAYLA G. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My commission expires: 5/3/2016