WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013748 DEEDWARR
Recvd: 02/19/13 14:13 2 pgs
Fees:13.00 Taxes:325.60

20130219-0016460

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Mary L. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 2-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary L. Wilson	Old Hickory Credit Union	05302006200
(NAME)	(NAME)	
118 Newport Drive	P. O. Box 431	
(ADDRESS)	Old Hickory, TN (ADDRESS) 37138	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Sutton McCauley, Executrix of the Estate of Elizabeth Irene Sutton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary L. Wilson, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 10 on the Plan of Fairway View Subdivision, of record in Plat Book 2900, page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Louis S. Sutton and wife, Elizabeth H. Sutton by Deed from Juanita Jane Hollingsworth Sanford and husband, Milton Sanford, dated 10/26/1984 and filed for record on 10/31/1984 in Book 6415, Page 342, Register's Office for Davidson County, Tennessee.

The said Louis S. Sutton died on January 22, 1996, leaving Elizabeth H. Sutton the sole surviving tenant by the entirety.

The said Elizabeth Irene (Hager) Sutton died testate on 05/20/2012 devising subject property to Betty Jean (Sutton) McCauley, Executrix as evidenced by the Last Will and Testament of Elizabeth Irene (Hager) Sutton filed in Docket No 2012-PR-186, in the Probate Court Clerk's Office for Wilson County and further conveyed by Order to Sell Real Property filed in Docket No. 2012-PR-186, in the Probate Clerks Office for Wilson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 41, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 118 Newport Drive, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of February, 2013.

BETTY SUTTON MCCAULEY, EXECUTRIX OF THE
ESTATE OF ELIZABETH IRENE SUTTON

Betty Sutton McCauley Executrix

Betty Sutton McCauley
Executrix

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Sutton McCauley, the Executrix for the estate of Elizabeth Irene Sutton ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/ she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th Day of February, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122