BILL GARRETT, Davidson County
Trans:T20130039971 DEEDWARR
Recvd: 05/14/13 09:28 2 pgs
Fees:13.00 Taxes:1480.00

20130514-0048307

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2013.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Autumn R. Key	Synovus Mortgage Corp.	**131070C00200CO**
4331 Belmont Park Terrace	2204 Lakeshore Dr. #325	
Nashville, TN 37215	Birmingham, AL 35209	

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, WE,

Cynthia P. Suddath, fka Cynthia Pyle and husband, William Edwards Suddath

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Autumn R. Key, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County Tennessee, being Unit No. 2-B on the Plan of Square Acres of record in Plat Book 5800, Page 122 and further described in Exhibit "C" of the Master Deed and By-Laws establishing a horizontal property regime of record in Book 6494, page 41, Register's Office for Davidson County, Tennessee, to which plan and Exhibit "C" to the Master Deed and By-Laws are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Cynthia Pyle, unmarried by Deed from Estes-Taylor Co., a Tennessee Corporation of record in Book 6816, page 855, Register's Office for Davidson County, Tennessee, dated March 28, 1986 recorded on March 31, 1986.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4331 Belmont Park Terrace, Nashville, TN 37215.

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 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 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/OUR HANDS EFFECTIVE AS OF May 6, 2013:

Cynthia P. Suddath f/k/a Cynthia Pyle by Ryan Rafoth AIF

Cynthia P. Suddath, f/k/a Cynthia Pyle

William Edwards Suddath by Ryan Rafoth AIF

William Edwards Suddath

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Cynthia P. Suddath, fka Cynthia Pyle and William Edwards Suddath, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of May, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, RYAN RAFOTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for CYNTHIA P SUDDATH f/k/a Cynthia Pyle AND WILLIAM EDWARDS SUDDATH ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 6th day of May, 2013.

My Commission Expires:_____

_____
Notary Public

20131159R

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016