BILL GARRETT, Davidson County
Trans:T20130046051 DEEDWARR
Recvd: 06/03/13 15:33 2 pgs
Fees:13.00 Taxes:207.20
20130603-0055841

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
ANTHONY CAMDEN SUGGS
AND MIKE SUGGS
1744 Edgar Dillard Rd.
Greenbrier TN 37073

SEND TAX BILLS:

SAME

Map/Parcel: 031000167000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **L & R PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF LUTHER BRATTON AND HENRY RAGAN HALL, III.,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **ANTHONY CAMDEN SUGGS AND MIKE SUGGS, as Tenants in Common with Rights of Survivorship,** the following described property to wit:

Situated in District No. 9 of Davidson County, Tennessee, and without the corporate limits of the City of Nashville, Tennessee, and being all of Lot 2, as shown o he Final Plat of the Hickory Ridge S/D, of record as Instrument No. 20091217-0114656, in the Davidson County Register of Deeds Office, and as shown on the plat of survey of Williams Scott Williams, Tennessee RLS No. 1914, dated November 10, 2009, bearing Job No. 1243, for more particular description thereof.

Being part of the same property conveyed to RAGAN HALL, III, AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND LUTHER BRATTON, AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, by deed from HICKORY LENDERS, LTD, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20021424-0149561, dated December 4, 2002, and furthered Quitclaimed to Luther Bratton by deed from Ragan Hall, of record as Instrument No. 2003012+-0012079, dated January 27, 2003 and further being Quitclaimed to L&R PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF LUTHER BRATTON AND HENRY RAGAN HALL, III, by Deed from LUTHER BRATTON, of record as Instrument No. 20050308-0025746, dated March 3, 2005, said Register's Office.

Said conveyance is made subject to plan of record in Instrument No: 200912170114656 and subject to restrictions of record in Instrument No: 20021204-0149561Plat Book 9700, page 532, Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

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 and assigns forever; the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to

convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant.and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 23 day of May, 2013.

L & R PROPERTIES

Luther Bratton
LUTHER BRATTON

Henry Ragan Hall III
HENRY RAGAN HALL, III

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **L & R PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF LUTHER BRATTON AND HENRY RAGAN HALL, III.**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 23 day of May, 2013.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$56,000.00.**

AFFIANT

Subscribed and sworn to before me this the 23 day of May, 2013.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

File #135491