RETURN TO:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130046636 DEEDWARR
Recvd: 06/04/13 15:36 2 pgs
Fees:13.00 Taxes:536.50
20130604-0056626

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Sutton	NEW OWNER	
(NAME)	(NAME)	
4516 Graycroft Ave.		61-2-88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EILEEN SANDERS DOTSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL SUTTON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 252 on the Plan of Gray-Mar Acres, Section 7, or record in Book 2331, page 80, Register's office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete description thereof.

Being the same property conveyed to Eileen Sanders Dotson by Warranty Deed from Loyd E. Dotson of record in Book 4958, page 73, said Register's office.

Michael G. Hite is appointed Attorney in Fact for Eileen Sanders Dotson by Power of Attorney of Record in Instrument No. 20130604005625, said Register's Office.

Eileen Sanders Dotson and Eileen Waddell are one and the same.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 80, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4516 Graycroft Ave., Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 24 day of May, 2013.

Eileen Sanders Dotson , By: Michael G. Hite, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of May, 2013, before me personally appeared Michael G. Hite, to me known to be the person who executed the foregoing instrument on behalf Eileen Sanders Dotson and acknowledged that he executed the same as the free act and deed of Eileen Sanders Dotson.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017