File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089260 DEEDWARR
Recvd: 10/16/13 15:09 2 pgs
Fees:13.00 Taxes:684.50
20131016-0108209

File No.: AV-13-773

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Priest Pitts	Farmington Financial Group	143-2-C-2.00 CO
(NAME)	(NAME)	
773 Harpeth Trace Drive	2002 Richard Jones Rd. Ste 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37215	
(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, I/WE, **GABRIELLE BUBEL, A MARRIED WOMAN AND WILLIAM T. SUTTON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PAMELA PRIEST PITTS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the plan of Harpeth Knoll, as of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gabrielle Bubel, unmarried and William T. Sutton, married by Warranty Deed from Barbara Ellen Hacker, unmarried, recorded on the 1st day of July, 2009 in Instrument No. 20090701-0061423, in the Register's Office of Davidson County, Tennessee.

Gabrielle Bubel executes this instrument on behalf of William T. Sutton by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20131016-0108208, in the Register's Office for Davidson County, Tennessee.

Subject property is not the homestead or marital residence of William T. Sutton, his wife, or dependents, as defined by statute.

Subject property is not the marital residence of Gabrielle Bubel, her husband, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 773 Harpeth Trace Drive, Nashville, TN 37221

(House Number) (Street) (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 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 hand(s) this 15th day of October, 2013.

Gabrielle Bubel

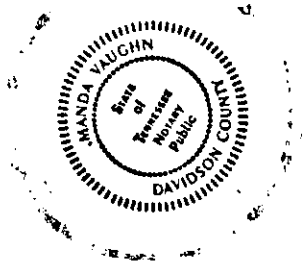
William T. Sutton by Gabrielle Bubel Attorney in fact
William T. Sutton
by Gabrielle Bubel, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gabrielle Bubel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016



STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of October, 2013, before me personally appeared Gabrielle Bubel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William T. Sutton and who acknowledged she executed the same as the free act and deed of the said William T. Sutton.

Witness my hand and official seal, this the 15th day of October, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

