APRIL R. BONNER
Notary Public, State of Indiana
Madison County
Commission # 619885
My Commission Expires
September 03, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

APRIL R. BONNER
Notary Public, State of Indiana
Madison County
Commission # 619885
My Commission Expires
September 03, 2018

# WARRANTY DEED

14NT000090

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brady Sutton and Amanda Sutton, husband and wife | Bank of Tennessee | 064110A02700CO |
| | (NAME) | |
| 410 N. Cameron St. | 301 E. Center Street | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Kingsport, TN 37660 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John B. Cole, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brady Sutton and Amanda Sutton, husband and wife, hereinafter called the Grantees, 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 LOT NO. 27 ON THE PLAN OF CALEB CHASE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 821 AND 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. COLE BY QUITCLAIM DEED FROM COLE FAMILY PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, NOW CALLED COLE FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JOHN B. COLE AND CAROL A. COLE AS RECORDED 3-26-2007 AS DOCUMENT NUMBER 20070326-0035937

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 410 N. Cameron Court, Hermitage, TN 37076
(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/our hand(s) this 1st day of May, 2014.

BILL GARRETT, Davidson County
Trans:T20140034777 DEEDWARR
Recvd: 05/19/14 13:53 2 pgs
Fees:13.00 Taxes:592.00

20140519-0042897

**WARRANTY DEED**
(Continued)

John B. Cole

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Cole* the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

* married

Witness my hand and official seal, this the 1st day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Tennessee Nations Title Aency, Inc.
4811 Lebanon Rd., Ste. 107
Hermitage, TN 37076