WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/14 10:20 3 pgs
Fees:18.00 Taxes:601.25
20140723-0065312

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,500.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2014.

Angela G. Batson
Notary Public

My commission expires: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dustin T. Smith and Angelica R. Smith	**Legacy Home Loans**	**Map 119-04-0 Parcel 100-00**
717 Woodmere Drive	**4025 Hillsboro Road, Ste 601**	
Nashville, TN 37217	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyge R. Sutton and wife, Stephanie S. Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dustin T. Smith and Angelica R. Smith, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 35 as shown on the map entitled Section 3, Glencliff Estates, of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephanie S. Sutton and husband, Tyge R. Sutton, as Tenants by the Entirety, by Deed dated January 26, 2007 from Dorothy H. Garrott, an unmarried person, of record in Instrument No. 20070129-0011609, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Tyge R. Sutton pursuant to a Power of Attorney executed by her on the 10th day of July, 2014 of record in Instrument No. 20140723-0065311, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following: All matters shown on the Plan of record in Book 1424, Page 1, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **717 Woodmere Drive, Nashville, TN 37217**.

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 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 21 day of **July, 2014.**

Stephanie S. Sutton
Tyge R. Sutton by Attorney-in-Fact

Tyge R. Sutton by Stephanie S. Sutton, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephanie S. Sutton,** the within named seller, 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 at Nashville, Tennessee, this 21 day of **July, 2014.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this____ day of July, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Stephanie S. Sutton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Tyge R. Sutton** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tyge R. Sutton**, for the purpose therein contained, by signing the name of **Tyge R. Sutton,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of **July, 2014.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).