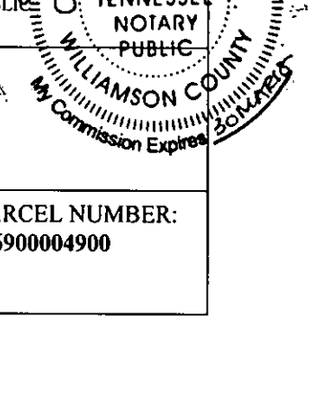
WARRANTY DEED VB2014 0126 BILL GARRETT, Davidson County Trans:T20140056926 DEEDWARR Recvd: 08/05/14 10:13 2 pgs Fees:13.00 Taxes:826.95 20140805-0070094	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $223,500.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 29TH DAY OF JULY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:



THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bret Sutton & Janelle Flom **8617 Highway 100** **Nashville, TN 37221**	**Same**	**16900004900**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Shandry S. Cartwright, Conservator for Michael S. Cartwright, Ward, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Bret Sutton and Janelle Flom, as tenants by the entirety, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Fourteenth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Nashville, Davidson County, Tennessee being South of State Highway 100 (60' R.O.W.), East of Hester Beasley Road (50' R.O.W.), and West of Natachez Trace Parkway (R.O.W. Varies) and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of State Highway 100 said iron pin being the Northerly most common corner between said tract and Robert B. Greer, Etux Tract as evidenced in Book 4577, Page 914 R.O.D.C., TN., and said iron pin being 682.55' more or less along said southerly margin of State Highway 100 from the Easterly margin of said Hester Beasley Road, thence
1) With the margin of State Highway 100, N 68 degrees 29' 46" E a distance of 259.38' to an iron pin, thence
2) Continuing, N 84 degrees 04' 23" a distance of 785.60' to an iron pin, the Northerly common corner of said tract and the Cecil D. Branstetter, Etux Tract as evidenced in Book 3375, Page 535, R.O.D.C., TN., thence
3) Leaving said margin and with the Westerly line of said Branstetter Tract, S 03 degrees 51' 37" W a distance of 1171.28' to an iron pin in the Northerly line of the H.T.Claxton, etux Tract as evidenced in Book 5788, Page 981, R.O.D.C., TN., thence
4) With said Northerly line of Claxton, N 71 degrees 11' 11" W a distance of 1052.53' to a 48" diameter Oak Tree in the Easterly line of said Greer Tract, thence
5) With said Northerly line of Greer, N 04 degrees 35' 23" E a distance of 655.09' to the point of beginning and containing 21.86 acres more or less, by survey dated 11/21/1988, by Joseph E. Ahler, Tennessee Registered Land Surveyor # 1434.

Being part of the same property conveyed to W. S. Smith by Warranty Deed from C. B. Smith, dated 11/1/1951 of record in Book 2026, Page 321, Register's Office for Davidson County, Tennessee. Walter S. Smith and W. S. Smith being one and the same person. Walter S. Smith died on December 6, 1989, his Last Will and Testament of record in Will Book 169, Page 495, Davidson County, Tennessee Probate Court having property vested

in his grandson, Michael S. Cartwright, a Ward. Shandry S. Cartwright, Conservator of Michael S. Cartwright has been given approval to sale property per Order in the Chancery Court for Sumner County, Tennessee at Gallatin, per Case No. 90C-128, dated July 11, 2014.

The above-described property is improved property known as **8617 Highway 100, Nashville, TN 37221**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record in Instrument # 20000020700-12494;
(4) All matters appearing on survey dated 11/21/1988, by Joseph E. Ahler, RLS # 1434;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of July, 2014.

GRANTOR:

Michael S. Cartwright, a Ward

BY: Shandry S. Cartwright Conservatee
Shandry S. Cartwright, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shandry S. Cartwright Conservator for Michael S. Cartwright, a Ward with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, as Conservator for Michael S. Cartwright executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 30th day of July 2014.

Julie Coone
Notary Public

My Commission Expires: 5-24-2017

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.