WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: January 09, 2016
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles G. Orrico and wife, Hollis J. Orrico	Chales G. Orrico	02500020600
(NAME)	(NAME)	
411 Edmondson Circle	411 Edmondson Circle	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37211	Nashville , TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140059356 DEEDWARR
Recvd: 08/13/14 09:46 2 pgs
Fees:13.00 Taxes:140.60

20140813-0073017

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, ERIC SUTPHEN AND WIFE, DESIREE SUTPHEN BY AND THROUGH HER ATTORNEY-IN-FACT, ERIC SUTPHEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES G. ORRICO AND WIFE, HOLLIS J. ORRICO, 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 THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING Lot No. 1 on the Sutphen One-Lot Subdivision of record as Instrument No. 20121116-0105766 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Eric Sutphen and wife, Desiree Sutphen by Warranty Deed from James M. Pipkins and wife, Monica Pipkins which deed is dated September 4, 2009 and recorded as Instrument No. 20090908-0084139 in the Register's Office for Davidson County, Tennessee, SUBJECT TO AND INCLUDING A 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT SERVING SUBJECT TRACT AND OTHER TRACTS PROVIDING INGRESS AND EGRESS TO AND FROM HITT LANE., WHICH EASEMENT IS DESCRIBED IN DEED OF RECORD IN BOOK 11418, PAGE 660, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; SUBJECT TO A 30' WIDE PERPETUAL UTILITY AND INGRESS/EGRESS EASEMENT SET FORTH IN DEED OF RECORD IN BOOK 11418, PAGE 660, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE SUTPHEN ONE-LOT SUBDIVISION OF RECORD AS INSTRUMENT NO. 20121116-0105766, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 11404, PAGE 140, SAID REGISTER'S OFFICE AND SUBJECT TO AN EASEMENT AGREEMENT GRANTED TO CONTEL CELLULAR OF NASHVILLE, INC. OF RECORD IN BOOK 9710, PAGE 628, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO ANY OTHER APPLICABLE RECORDED EASEMENTS.

unimproved ☑

This is improved ☐ property, known as 1023 Hitt Lane, Goodlettsville, TN 37072
(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 our hands this 12th day of August, 2014.

Eric Sutphen, Individually

Desiree Sutphen

by:_____
Eric Sutphen, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of August, 2014, before me personally appeared Eric Sutphen, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Desiree Sutphen and acknowledged that he executed the same as the free act and deed of the said Desiree Sutphen.,

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 12th day of August, 2014.

My commission expires: 1/9/2018

_____
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Sutphen** ~~and Desiree Sutphen~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

_____
Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115