THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140069170 DEEDWARR
Recvd: 09/16/14 13:30 2 pgs
Fees:13.00 Taxes:773.30
20140916-0084848

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY September 2014

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy Suddoth | Timothy Suddoth | MAP |
| 513 Elysian Fields Rd. | 513 Elysian Fields Rd. | PARCEL 133-13-0-093.00 |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Donald N. Black, Charles D. Black and Richard D. Black, heirs at law**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Suddoth , an unmarried man**

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. 18 on the Plan of Abbay Hall, Section 1, as of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Thomas Black and wife, Virginia N. Black, by Deed from Charles G. Anderton and wife, Nelle G. Anderton, of record in Book 2452, Page 613, Register's Office for Davidson County, Tennessee, dated October 5, 1955, and recorded on October 5, 1955. Said John Thomas Black having since died on June 30, 1998 (Probate Case No. 98P1082), leaving Virginia N. Black as the surviving tenant by the entirety. The said Virginia N. Black having since died February 7, 2013 leaving Donald N. Black, Richard D. Black and Charles D. Black as her sole heirs at law.

This is not the usual place of residence of the Grantors herein, therefore spouses if any are not required to join in the execution of this Instrument.

See Affidavit of Heirship of record in Instrument No. 20140916-0084846, Register's Office for Davidson County, Tennessee. See also, Affidavit of Heirship of record in Instrument No 20140916-0084847, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **513 Elysian Fields Road, Nashville, TN 37211.**

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 hand( ) this the 5th day of September, 2014.

Donald N. Black

Donald N. Black, heir at law

Charles D. Black

Charles D. Black, heir at law

Richard D. Black

Richard D. Black, heir at law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald N. Black** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of September, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles D. Black** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of September, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard D. Black** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainorm and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of September, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY