BILL GARRETT, Davidson County
Trans:T20150038455 DEEDWARR
Recvd: 05/18/15 14:10 2 pgs
Fees:13.00 Taxes:321.90
20150518-0045575

WARRANTY DEED

The actual consideration or value for this transfer is $ 87,000.00 .

Patricia D. Sutton
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 15 day of MAY, 2015.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 3-8-2016

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
RON SUTTON, & wife PATRICIA D. SUTTON 1410 Bryan St.. Old Hickory, TN. 37138	New Owner	053.02.0 / 030.00 053.02.0 / 050.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by RON SUTTON and wife, PATRICIA D. SUTTON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, LAWRENCE F. MACNARY, Sr; un-married, LAWRENCE F. MACNARY, Jr; MARY E. WOOTTEN and LINDA M. BRUSKE, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

RON SUTTON and wife, PATRICIA D. SUTTON, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

TRACT I: BEING Lot No. 282-A of the Re-Subdivision of Parcel "B", Section "C-2" on the Plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1835, page 53, Register's Office for Davidson County, Tennessee.

Said Lot 282-A lies immediately west of Lot 282 of Section "C-1" on said Plan, as recorded in Book 1424, page 30, said Register's Office. Said Lot 282-A measures 57 feet on the westerly line of Lot No. 282 and extends back 162.4 feet on the northerly line and 98.4 feet on the southerly line to a dead line, measuring 85.5 feet thereon.

TRACT II: BEING Lot No. 282 on the Plan of Section "C-1"and part of Section "C" of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 130, Said Register's Office.

Said Lot 282 fronts 57 feet on the westerly margin of Bryan Street and extends back between parallel lines t160 feet to a dead line.

Being all the Same Property conveyed to Lawrence F. MacNary and wife Mary E. MacNary by deed from Lance E. Wilson and wife Tina Wilson as recorded in Book 10152, page 279 Register's Office for Davidson County, Tennessee. The said Mary E. MacNary having since died in November 4, 1997, leaving

Lawrence F. MacNary as the surviving tenant by the Entirety. Subsequently, Lawrence F. Macnary having created a Life Estate for himself, and conveyed the remainder interest in the property to Mary E. Wootten, Lawrence F. Macnary, Jr. and Linda M. Bruske, by deed of record as Instrument #20080507-0046853, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:
All matters shown on the Plan of record in Book 1424, page 30, said Register's Office.
Telephone line easement of record in Book 662, page 743, said Register's Office.
Right-of-way easement of record in Book 626, page 556, said Register's Office.
Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, said Register's office. Taxes for the Year 2015 which are prorated and assumed by the Grantees.

This is improved property known as: 1410 Bryan St., Old Hickory, TN 37138.

Grantors, LAWRENCE F. MACNARY, Jr; MARY E. WOOTTEN and LINDA M. BRUSKE, first being duly sworn according to law, make oath and say: that the property conveyed herein is not their primary residence, nor the residence of their spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness our hands this 12th day of MAY, 2015.

LAWRENCE F. MACNARY, Sr.

LAWRENCE F. MACNARY, Jr.

MARY E. WOOTTEN

LINDA M. BRUSKE

STATE OF TENNESSEE }
COUNTY OF Wilson }

Personally appeared before me, Wendy S. Anderson, a Notary Public in and for said County and State, the within named LAWRENCE F. MACNARY, Sr; LAWRENCE F. MACNARY, Jr; and MARY E. WOOTTEN and LINDA M. BRUSKE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at 12th/Lebanon, Tennessee this 12th day of MAY, 2015.

NOTARY PUBLIC

My Commission Expires: May 5, 2018

WENDY S. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY