Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF June, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Tuttle and Kathleen J. Tuttle 2319 Sweetwood Road Nashville, TN 37214	New Owner	095.03-0-073.00

For and in 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,

Sandra S. L. Packard, the Trustee of the James Elwood Sinor Special Needs Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paul R. Tuttle and wife, Kathleen J. Tuttle

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. 128 of the Plan of Merry Oaks, Section I, as shown on plat of record in Plat Book 1835, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Sinor, Jr. and wife, Anna H. Sinor by Installment Deed from McFarland Heights, Incorporated, dated August 12, 1950, of record in Book 1877, Page 325, Register's Office for Davidson County, TN. Further conveyed by Quitclaim Deed from James E. Sinor, Jr. and wife, Anna H. Sinor a/k/a Anna Jeanne Sinor to Sandra S. L. Packard, Trustee under the Revocable Trust Agreement of James Elwood Sinor and Anna Jeanne Sinor, dated November 3, 2011, of record in Instrument # 20111201-0093591, Register's Office for Davidson County, TN. Anna Jeanne Sinor died testate August 15, 2012. Property was then conveyed by Trustee's Quitclaim Deed from Sandra S. L. Packard, Trustee under the Revocable Trust Agreement of James Elwood Sinor and Anna Jeanne Sinor, dated November 3, 2011, to Sandra S. L. Packard, Executor of the Estate of Anna Jeanne Sinor, dated April 3, 2013, of record in Instrument #20130409-0035049, Register's Office for Davidson County, TN. Property now vests as Sanda S. L. Packard, the Trustee of the James Elwood Sinor Special Needs Trust by Executor's Quitclaim Deed from Sandra Packard, the duly-appointed Executor of the Estate of Jeanne Sinor, deceased (No. 12P-1740), dated April 3, 2013 of record in Instrument Number 20130409-0035168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1835, Page 67, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1855, Page 377, amended in Book 1876, Page 264, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2319 Sweetwood Road, Nashville, TN 37214**
(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 my hand(s) this 10th day of June, 2015.

Sandra S. L. Packard, Trustee

BILL GARRETT, Davidson County
Trans: T20150046778 DEEDWARR
Recvd: 06/12/15 11:53 2 pgs
Fees: 13.00 Taxes: 610.50
20150612-0055846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandra S. L. Packard, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Trustee the James Elwood Sinor Special Needs Trust and is authorized by the James Elwood Sinor Special Needs Trust, to execute this instrument on behalf of the trust.

Witness my hand, at office, this 10th day of June, 2015.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076