This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0573-D

BILL GARRETT, Davidson County
Trans:T20150062716 DEEDWARR
Recvd: 07/30/15 12:54 2 pgs
Fees:13.00 Taxes:1332.00
20150730-0075256

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Wayne Allen Sutter
105 Rustic Court
Nashville, TN 37214

Send Tax Bills To:
New Owners

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, I,
Laura C. Dykes (also known as Laura Clift Dykes), unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Wayne Allen Sutter and wife, Dianne Pope Sutter

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:

Lying and being in Davidson County, Tennessee, being Lot No. 134 on the Plan of Sunny Acres, Section Five, as shown on a plat of record in Plat Book 3300, Page 15, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Also conveyed herewith is an easement for ingress and egress as set forth in Book 9035, Page 659 and Book 11003, Page 425, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Laura C. Dykes, by deed from Jean Claude A. Davet and wife, Jill J. Davet, dated September 30, 2005, and of record in Instrument Number 20051005-0119737, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Rustic Court.

This property is subject to restrictions of record in Book 3278, Page 410, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Book 3300, Page 15, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4365, Page 496, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of the Tennessee Central Railroad to expand to its full chartered width.

This property is subject to an Easement Deed by Court Order in Settlement of Landowner Action in favor of U.S. Spring Communications Company of record in Instrument Number 20140114-0003778 and Affidavit in Instrument Number 20140416-0031703, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 105 Rustic Court, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 this the 29th day of July, 2015.

Laura C. Dykes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura C. Dykes, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2015.

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2015.

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/19/18

Map: 084 06 0
Parcel: 022.00