WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/21/17 (AFFIX SEAL)

P-TC-15-912

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandi M. Panter and David Sutton	**SunTrust Mortgage, Inc.**	
(NAME) **912 Tote Lane**	(NAME) **1001 Semmes Avenue RVW 5024**	**173-09-0A-309.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JACLYN HUGHES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDI M. PANTER,** unmarried, **AND DAVID SUTTON,** unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 265 on the Plan of Phase four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaclyn Hughes, unmarried by Warranty deed from Don B. Smithson dba Don B. Smithson Construction of record in Instrument No. 20050204-0013380 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 04, 2005.

This conveyance is subject to:
- All matters shown on the Plan of record as Instrument No. 20040806-0094784;
- Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050119-0006853, 20050324-0032209, 20060120-0007914, as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, further supplemented in Instrument Nos. 20060321-0032383, 20060622-0074677, as amended in Instrument Nos. 20050815-0096405, 20070103-0001284 and 20070830-0104306, as supplemented in Instrument No. 20080326-0030439;
- Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, as supplemented in Instrument Nos. 20021226-0158459, 20040526-0062221, 20060120-0007913 and 20060321-0032382;
- Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831;
- Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676;
- Easement for sanitary sewer, water mains and appurtenances of record in Instrument Nos. 20011129-0130322, 20030923-0140666 and 20040310-0027422;
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449;
- Easement for Ingress and Egress of record in Instrument No. 20010103-0000902;
- Grant Easement of record in Instrument No. 20130626-0065783, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Tote Lane , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150063756 DEEDWARR
Recvd: 08/03/15 15:12 2 pgs
Fees:13.00 Taxes:735.93

20150803-0076652

Witness my/our hand(s) this the 28th DAY OF JULY, 2015.

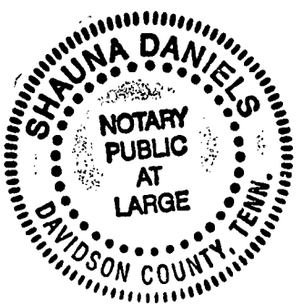
Jaclyn Hughes by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACLYN HUGHES, and who acknowledged he executed the same as the free act and deed of the said JACLYN HUGHES.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212