THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085196** BILL GARRETT, Davidson County Trans: T20150086252 DEEDWARR Recvd: 10/09/15 10:56 2 pgs Fees: 13.00 Taxes: 680.80 20151009-0103128	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2015. Notary Public My Commission Expires: 10/8/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Samuel K. Bulle 497 HUNTINGTON RIDGE DR Nashville TN 37211-5983	Send Tax Bills To: FIRSTBANK 318 SEABOARD LANE SUITE 205 FRANKLIN, TN 37067	Tax Information: Tax Parcel ID No. 161110A12000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun E. Sutton and Marcia K Sutton, Husband and Wife, and Shaun Zachary Sutton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel K. Bulle, an unmarried man, and Pam Bulle, a married woman, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 120 of Final Plat Revision One Huntington Ridge Townhouse Condominiums of record in Book 9700 Page 846 which revised plat of record in Book 4675 Page 9 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shaun Zachary Sutton, an unmarried man and Shaun E. Sutton and wife Marcia K. Sutton by joint tenants with right of survivorship by Warranty Deed from Brandon E. Shupe and wife Jennifer Marsh Shupe, recorded on the 22nd day of April, 2010 in Instrument No. 20100422-0030649, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as recorded in Plat Book 9700, Page(s) 846 and Plat Book 4675, Page 9.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687, amended in Book 4889, Page 905 and Book 5394, Page 243, as affected by Notice of Board Resolution regarding Second Amendment recorded at Instrument No. 20110331-0024865.

Terms and provisions of by-Laws of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 7423, Page 762 as amended and restated at Instrument Nos. 20080324-0029069 and 20130724-0076332.

Charter of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 4729, Page 682 and Book 4890, Page 84.

Easement for Agreement, recorded in Book 6396, Page 896.

Grant of Easement as set forth in instrument recorded in Instrument No. 20140902-0079897. Easement for storm water detention, recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59.

This is improved property located at 497 HUNTINGTON RIDGE DR Nashville TN 37211-5983

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2015.

Shaun Zachary Sutton

Mariah A. Sutton

Shaun E. Sutton by Shaun Zachary Sutton
Attorney in Fact

Marcia K. Sutton by Shaun Zachary Sutton
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, aforesaid, Shaun Zachary Sutton and Mariah A. Sutton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2015.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shaun Zachary Sutton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Shaun E Sutton and Marcia K. Sutton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of October, 2015.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public