BILL GARRETT, Davidson County
Trans:T20160010997 DEEDWARR
Recvd: 02/09/16 12:48 2 pgs
Fees:13.00 Taxes:1539.66
20160209-0012475

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0019HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,125.00.

x Roger C. Sutton
~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2016.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public
Commission Expires: 7-24-2019

Address of New Owner:	Send Tax Bills To:	Map & Parcel
Joe Davies 3726 Cedarwood Drive Nashville, TN 37216	NEW OWNER	062-09-0-039.00

WARRANTY DEED

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, I/WE,

Roger C. Sutton et ux, Nancy S. Sutton (erroneously referred to as Nany S. Sutton)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe Davies and Jan R. Davies, Husband and Wife

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. 7 on the Map of Riverwood Subdivision, being a subdivision of the east part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Roger C. Sutton et ux, Nany S. Sutton, by Warranty Deed from John Alan Dugger et ux, Kim B. Dugger, dated 5/1/87 and recorded 5/5/87 in Book 7225, Page 7, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3726 Cedarwood Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2016.

Roger C. Sutton

Nancy S. Sutton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger C. Sutton and Nancy S. Sutton** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of February, 2016.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

LARRY D. CRAIG
NOTARY
PUBLIC
AT
LARGE
CHEATHAM