RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167267

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/16 10:31 3 pgs
Fees:18.00 Taxes:925.00
20160415-0036206

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan R. Sutton and Alexandra J. Sutton 1320 McChesney Avenue Nashville, TN 37216	Peoples Home Equity 17 N. Seven Oaks Knoxville, TN 37922	072 03 0 160.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CATHY S. STREET AND HUSBAND, JOHN J. STREET**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN R. SUTTON AND ALEXANDRA J. SUTTON HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, BEING the westerly one-half of Lot No. 198 on the Plan of Inglewood Place, as of record in Book 332, Page 101 Register's Office for said County.

Said part of Lot No. 198 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a deadline.

Being that same property conveyed to Cathy S. Street and husband, John J. Street by deed dated September 24, 2004 and recorded at Instrument #20041004-0118921, said Register's Office.

The address of the herein described property is believed to be 1320 McChesney Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of April, 2016.

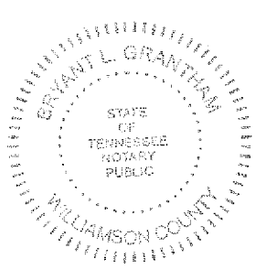
CATHY S. STREET

JOHN J. STREET

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cathy S. Street and husband, John J. Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of April, 2016.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

