WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
November, 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Deborah J. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

Alan M. Cohen
Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Micheal Sutton	Century Lending Company	112-00-0-153.00
(NAME) 8716 Old Charlotte Pike	(NAME) 9931 Corporate Campus Drive, Suite 1200	
(ADDRESS) Pegram, TN 37143	(ADDRESS) Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kerri L. Welsh and husband, Matthew Strickland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Micheal Sutton and Zowie Dunham, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described according to a survey made by Campbell Surveying Co., Inc., dated December 13, 1989, as follows:

Beginning at an iron pin on the northerly margin of Old Charlotte Pike, said point being 0.1 mile southwest of Old Charlotte Road Church of Christ and 0.35 mile southwest of Manning Hollow Road; thence with the northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the northerly margin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet; North 38 degrees 00 minutes 00 seconds East 235.00 feet; South 52 degrees 00 minutes 00 seconds East 926.1 feet to the point of beginning containing 5.00 acres, more or less.

Being the same property conveyed to Kerri L. Welsh and husband, Matthew Strickland by Warranty Deed from Michael J. Burnham and wife, Amy R. Burnham, dated June 14, 2013, of record in Instrument No. 201306200063035, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Easement for the flow of Creek, as much as thereon may flow, from time to time; (2) Riparian rights, rights of accretion, reliction, submerged lands or any other water rights of any nature whatsoever, are neither guaranteed nor insured, or the rights or interests of the State of Tennessee, or the public generally, in the area extending from the line of mean low tide to the line of vegetation, or rights of access thereto, or rights of easement along and across the same.

BILL GARRETT, Davidson County
Trans:T20160033946 DEEDWARR
Recvd: 04/25/16 15:41 2 pgs
Fees:13.00 Taxes:762.20
20160425-0040166

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8716 Old Charlotte Pike, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 22nd day of April, 2016.

Kerri L. Welsh

Matthew Strickland

State of DC
County of _____

Personally appeared before me Kerri L. Welsh and Matthew Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2016.

Notary Public
My Commission Expires: _____

Sarah E. Menzer
Notary Public, District of Columbia
My Commission Expires 7/31/2018

SARAH E. MENZER NOTARY PUBLIC DISTRICT OF COLUMBIA MY COMMISSION EXPIRES 7/31/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129