WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Meredith Maley
Affiant

Subscribed and sworn to me on April 28, 2016.

NOTARY PUBLIC

My Commission Expires: 8.23.2016

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29105SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Courtney Curtis Sutton Chad Sutton 220 Harding Place Nashville, TN 37205	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	130-01-0-128.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher Stanley and wife, Laura Stanley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Courtney Curtis Sutton and Chad Sutton, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Page 94 and 95, 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 Christopher Stanley and wife, Laura Stanley, by Warranty Deed dated August 29, 2005, from John H. Evans, Jr., William Joseph Evans and Frances Evans Martin of record as Instrument No. 20050830-0103922, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to Neighborhood Conservation Overlay of record as Bill No. BL2003-1418 in the Metro Clerk's Office for said County, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

BILL GARRETT, Davidson County
Trans:T20160036224 DEEDWARR
Recvd: 05/02/16 15:24 2 pgs
Fees:13.00 Taxes:1628.00
20160502-0042969

This property is also known as improved property located at 220 Harding Place, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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 my/our hand(s) this 28th day of April, 2016.

Christopher Stanley by Terri Rutherford attorney-in-fact
Christopher Stanley
By: Terri Rutherford, Attorney-In-Fact

Laura Stanley by Terri Rutherford attorney-in-fact
Laura Stanley
By: Terri Rutherford, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Christopher Stanley and Laura Stanley, as their Attorney in Fact, as the free act and deed of the within named Christopher Stanley and Laura Stanley.

Witness my hand and official seal on April 28, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017