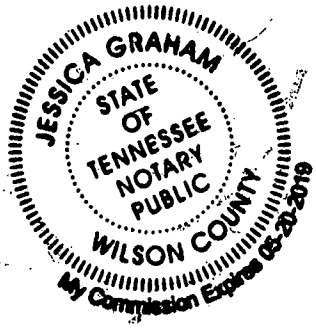
BILL GARRETT, Davidson County
Trans: T20160040106 DEEDWARR
Recvd: 05/13/16 11:03 2 pgs
Fees: 13.00 Taxes: 499.50

20160513-0047865



ATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2016.

Notary Public

My commission expires: 5-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marshella Brown	**Southern Bank of Tennessee**	**05314006900**
1427 Ocoee Trail	**1499 North Mt. Juliet Rd**	
Madison, TN 37115	**Mt. Juliet, TN 37122**	

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 ACKNOWLEDGE, WE,

Christine L. Sutton, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marshella Brown, an unmarried woman

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. 181 on the Plan of Nawakwa Hills, Powwow Addition, Section 6, not of record.

Said lot No 181 fronts 50 feet on the Easterly side of Ocoee Trail and runs back Eastwardly between lines 150 feet to a dead line.

Being the same property conveyed to Christine L. Sutton, a married woman from Christine L. Sutton a married woman who acquired title as Christine L. Morrison, unmarried by Quitclaim Deed dated September 13, 2013 and of record in Instrument No. 20131112-0116800, Register's Office for Davidson County, Tennessee. Robert Sutton joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1427 Ocoee Trail, Madison, TN 37115.

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 do 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 in 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 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 30th day of April, 2016.

Christine L. Sutton

Robert Sutton

STATE OF Indiana

COUNTY OF Bartholomew

Personally appeared before me, a Notary Public of said County and State, Christine L. Sutton and Robert Sutton, the within named Grantor(s), 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, at office, this 30 day of April, 2016.

Notary Public

My Commission Expires: 4/16/2017

NOTARY PUBLIC NOTARY SEAL STATE OF INDIANA

ROBYN GASTON
Bartholomew County
My Commission Expires
April 16, 2017