BILL GARRETT, Davidson County
Trans: T20160052127 DEEDWARR
Recvd: 06/20/16 11:23 2 pgs
Fees: 13.00 Taxes: 1313.50

20160620-0062404

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Wade Sutton, Sr.	William Wade Sutton, Sr.	Parcel ID:
4505 Harding Pike Apt. 63W	4505 Harding Pike, Apt. 63W	116030A01900&116030
Nashville, TN 37205	Nashville, TN 37205	A06200

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, we

Gregory Aiuto, unmarried, a/k/a Gregory Auito

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Wade Sutton, Sr.
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:

Tract I

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 63W of Royal Oaks Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Tract II

Land in Davidson County, Tennessee, being Parking Space 19 on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gregory Auito by deed from Kathryn Brinson, unmarried, of record in Instrument 20131029-0112414, dated October 25, 2013, Register's Office for said County.

Gregory Aiuto and Gregory Auito being one in the same person.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4710, Page 901 amended in Book 4798, Page 813; Instrument 20070124-0009971 and Book 4710, Page 915, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 189, said Register's Office.

Power of Attorney of record in Instrument 20160620-0062403, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4505 Harding Pike Apt. 63W, 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 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 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 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 hand this 17th day of June, 2016.

Gregory Aiuto by Rebecca Bogle, Attorney in Fact

Gregory Aiuto by Rebecca Bogle, Attorney
in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rebecca Bogle, 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 on behalf of Gregory Aiuto as his/her/their Attorney in Fact as the free act and deed of the within named Gregory Aiuto.

Witness my hand and official seal at Nashville, Tennessee the 17th day of June, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.