This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170703TN

BILL GARRETT, Davidson County
Trans:T20170034653 DEEDWARR
Recvd: 04/25/17 10:18 2 pgs
Fees:13.00 Taxes:1091.50
20170425-0040362

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Roger Alfonso Suazo	**Renasant Bank**	**58-9-0-A-279.00CO**
2633 Jordan Ridge Rd	**2001 Park Place North, S-150**	
Nashville, TN 37218	**Birmingham, AL 35203**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick Stratton and Dominique N. Jarman Stratton, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Roger Alfonso Suazo and Nancy Suazo, husband and wife,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 279, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, of record in Instrument Number 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dominique N Jarman, unmarried, Derrick Stratton, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 11/1/10 and recorded on 11/3/10 in Instrument No. 20101103-0088123, Register's Office for Davidson County, TN. Sellers have since married and Dominique N. Jarman is also known as Dominique N. Jarman Stratton.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Derrick Stratton and Dominique N. Jarman Stratton** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good

right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Derrick Stratton and Dominique N. Jarman Stratton** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2633 Jordan Ridge Rd, Nashville, TN 37218**.

Executed on this 24th day of April. 2017.

Derrick Stratton

Dominique N. Jarman Stratton

STATE OF TENNESSEE
COUNTY OF WILLIAMON

Personally appeared before me, the undersigned Notary Public of said County and State, **Derrick Stratton and Dominique N. Jarman Stratton, husband and wife,** 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 this 24th day of April, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of April, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19