WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170061157 DEEDWARR
Recvd: 07/18/17 09:50 2 pgs
Fees: 13.00 Taxes: 518.00
20170718-0072023

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 7.5.21

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tamika N. Davis	owner at address property	043 02 0A 248.00 CO
(NAME)	(NAME)	
248 Cedarwood Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Revon Alaine Sutton and her husband, William Clyde Sutton, Jr.** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tamika N. Davis, 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. 248, on the Plan of Cedarwood Courtyard Homes, Phase II, as shown on plat of record in Plat Book 5200, page 590, in the Register's Office for Davidson County, Tennessee, together with an interest in the common areas of Cedarwood Courtyard Homes to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Revon Alaine Sutton, a married woman by Warranty deed from Sheila D. Johnson, an unmarried woman of record in Instrument No. 20050303-0023414 Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on March 03, 2005.

William Clyde Sutton, Jr. joins in this conveyance for the purpose of conveying his marital interest in the herein described property.

unimproved ☐

This is improved ☑ property, known as 248 Cedarwood Lane, Condominium X-248, Madison, TN 37115
(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 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/our hands this 14th day of July, 2017.

Revon Alaine Sutton

William Clyde Sutton, Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Revon Alaine Sutton the bargainor(s), 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 for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2017.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Clyde Sutton, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2017.

Notary Public
My Commission Expires: _____

File No.: 173327

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019