BILL GARRETT, Davidson County
Trans: T20170077919 DEEDWARR
Recvd: 09/06/17 10:32 2 pgs
Fees: 13.00 Taxes: 1047.10
20170906-0091530

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $283,000.00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 1st day of September, 2017.

Notary Public
My Commission Expires: 07/06/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peggy R Sutton Mark A Sutton 7001 Bridgeport Drive Nashville, TN 37221	new owner	126-16-A-218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas K. Wilson and Samantha Lyles N/K/A Samantha Wilson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Sutton and Peggy R. Sutton, husband and wife**, 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. 498 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas K. Wilson, an unmarried man and Samantha Lyles, an unmarried woman, as joint tenants with the right of survivorship by Warranty Deed from Corinthian Custom Homes, Inc., dated January 18, 2008, recorded January 18, 2008, of record in Instrument No. 20080118-0005938, Register's Office for Davidson County, Tennessee.

This is improved property located at: 7001 Bridgeport Drive, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GWC-17-7001

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2017.

Thomas K. Wilson

Samantha Lyles N/K/A Samantha Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thomas K. Wilson and Samantha Lyles N/K/A Samantha Wilson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2017.

Notary Public
My Commission expires:

