Bill Garrett Davidson County
Batch# 21166 DEEDWARR
11/02/2017 10:49:55 AM 2 pgs
Fees: $13.00 Taxes: $632.70
20171102-0112510

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2017.

Notary Public
My commission expires: 12/4/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Aaron Senecal | Renasant Bank | 141-00-0-031.00 |
| 8285 Coley Davis Rd | 2200 Abbott Martin | |
| Nashville, TN 37221 | Nashville, TN 37215 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of The Coley Davis Road Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron Senecal,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in the Ninth Civil District of Davidson County, Tennessee, as surveyed September 10, 1968, by S.H. Hutchison as follows:

Begin Tract No. 2 at an iron stake, the northwest corner of this tract, and a north-east corner of Tract No. 1 in a southline of T.V.A. Property; thence with T.V.A. south line, South 87° 30 min. East 214' to an iron stake; thence leave said line South 3° 45 min. West 227.4' to an iron stake by a corner fence post; thence South 35° 30 min. West 575' more or less to a point in Harpeth River, iron stake in line on bank of river; thence down said river, North 89° West 250' more or less to a point in river, Southwest corner of Lot No. 1; thence leave river with Easterly line of Lot No. 1 passing a stake in line on bank of river, North 40° East 618' more or less to iron stake by a corner fence post; thence North 1° 30 min. West 228.5' to point of beginning. Containing 3.32 acres, being the same more or less.

Being the same property conveyed to Triston Jacobs Trustee of The 8285 Coley Davis Trust, from Bonnie Kay Sutton and Diana Stokes, by Warranty Deed and recorded on August 31, 2017 of record Instrument Number 20170831-0089624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Sutton and wife, Annie B. Sutton, by Warranty Deed from Martha Virginia Stephens, a widow, dated July 2, 1969 of record in Book 4352, Page 349, Register's Office for Davidson County, Tennessee.
James Sutton having died, title vested in Ann B. Sutton, aka Ann Marie Sutton. Ann Marie Sutton died testate in Davidson County, Tennessee, on February 6, 2014. By Order to Probate for Muniment of Title dated May 21, 2014 of record as Instrument No. 20140523-0044924, Register's Office for Davidson County, Tennessee, the same property was ordered, adjudged and decreed to vest in Bonnie Kay Sutton and Diana Gail Stokes, as tenants in common.
The will for Ann Marie Sutton is of record as Instrument No. 20140523-0044925, Register's Office for Davidson County, Tennessee.

Being also known as 8285 Coley Davis Road, Nashville, Tennessee 37221.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 8285 Coley Davis Rd, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 31st day of October, 2017.

The Coley Davis Road Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The Coley Davis Road Trust,** the bargainor(s), 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 and official seal at Brentwood, Tennessee, this the 31st day of October, 2017.

_____
Notary Public

My Commission expires: 5-5-19

FILE NO: 2017105573