ADDRESS NEW OWNERS and
SEND TAX BILLS:
ESTHER SUTTON

1900 Tinnin Road #8
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 25659 DEEDWARR
11/15/2017 08:50:22 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171115-0117199

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
7 - 14 - 0B - 8CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DONALD RAY DUNNIVANT, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ESTHER SUTTON, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Unit No. 8, Building B, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrumnet No. 20050708-0079103 and as established by Master Deed of record in Instrument No. 20030827-0124444 and amended in Instrument No. 20041001-0118510 and 20050627-0073312, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bobby Lands and Evelyn Lands, husband and wife, by Warranty Deed from Magnolia Properties, LLC recorded on November 25, 2008 in Instrument No. 20081125-0115599, Register's Office for Davidson County, Tennessee. Evelyn Lands having died on December 2, 2016. Bobby Lands having died on January 12, 2017 leaving a Last Will and Testament filed in the Davidson County, Tennessee Probate Court in Docket No. 17P - 359, which left his estate to Donald Ray Dunnavant.
Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1900 Tinnin Road #8, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

IMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of November, 2017.

Donald R Dunnivant

DONALD RAY DUNNIVANT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DONALD RAY DUNNIVANT the within named bargainor 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 the purposes therein contained.

Witness my hand at office this 10 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $280,000.00.

Esther L Sutton

AFFIANT

Subscribed to and sworn before me, this the 10 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989