Bill Garrett Davidson County
Batch# 27441 DEEDWARR
11/17/2017 02:08:52 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20171117-0118426

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $170,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2017.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jammie Martin	Highlands Residential Mortgage, Ltd	060-11-0A 027.00
302 Burlwood Court	12001 N. Central Expressway, Suite 750	
Nashville, TN 37207	Dallas, TX 75243	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERMAINE L. SUTTON AND PHEDRA SUTTON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMMIE MARTIN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat, Section Three, Pine Ridge of record in Plat Book 6900, Page 660, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Phedra Sutton and Jermaine L. Sutton by deed from Phedra D. Phillips, of record in Instrument No. 20110808-0060855, dated 08/01/2011, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 302 Burlwood Court, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

J.S. J.S.

Witness my hand this the 15th day of November, 2017.

Jermaine L. Sutton

Phedra Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jermaine L. Sutton and Phedra Sutton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY