THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 134022 DEEDWARR
08/28/2018 09:25:54 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180828-0085015

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Tyrone Deshey Sutton 461 Cook Road Portland, TN 37148	Same	033-08-0-004.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **TERRY JOE NAPPER, EXECUTOR OF THE ESTATE OF JOE C. NAPPER**, has this day bargained and sold, and does hereby transfer and convey unto the said **TYRONE DESHEY SUTTON, a married man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 265, as shown on the map entitled the Map of Gatewood Subdivision, Section 1, of record in Book 3300, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOE CROUCH NAPPER ET UX EARLDINE NAPPER, by deed from HARLAN CONSTRUCTION COMPANY, INC., of record in Book 3815, page 867, dated September 24, 1964, said Register's Office. Being further conveyed to JOE C. NAPPER, by quitclaim deed from EDNA EARLDENE NAPPER, of record in Book 7178, page 371, dated March 16, 1987, said Register's Office. The said Earldine Napper and Edna Earldene Napper are one and the same person. The said Joe C. Napper having since died testate on or about April 18, 2018. Pursuant to the court order dated July 13, 2018 of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P768, Terry J. Napper has been authorized to convey said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$120,000.00**
Subscribed and sworn to before me
this 21 day of August, 2018.
My Commission Expires: 1/25/22

Affiant

Notary Public

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

This is improved property located at 111 Hardaway Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 20 day of AUGUST, 2018.

Terry Joe Napper

TERRY JOE NAPPER, EXECUTOR OF THE ESTATE OF JOE C. NAPPER

STATE OF TEXAS
COUNTY OF JASPER

Personally appeared before me, Terry Joe Napper, a Notary Public in and for said County and State, **TERRY JOE NAPPER, EXECUTOR OF THE ESTATE OF JOE C. NAPPER,** 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, as Executor of the Estate of Joe C. Napper, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jasper [city], Texas [state], this the 20 day of August, 2018.

Lou Ann Osborn

NOTARY PUBLIC

LOU ANN OSBORN
NOTARY PUBLIC - STATE OF TEXAS
ID # 183741-8
COMM. EXP. 08-19-2021

My Commission Expires: 8-19-2021