Karen Johnson Davidson County
Batch# 221389 DEEDWARR
04/24/2019 10:35:18 AM 2 pgs
Fees: $13.00 Taxes: $739.63

20190424-0037615



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $199,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of April, 2019.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Luisa Schmitt	NEW OWNER	04305017600
(NAME)	(NAME)	
108 Garner Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $199,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stephen A. Sutton and Rachael R. Sutton, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Luisa Schmitt, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of BLOCK "B", OVERLOOK ESTATES, as shown by plat of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 53 fronts 50 feet on the South side of Garner Street and runs back between lines, 140.3 feet on the West line and 140.7 feet on the East line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Stephen A. Sutton and Rachael R. Sutton, husband and wife, by deed from George D. Parrish, an unmarried man, dated December 28, 2018 and recorded as Instrument No. 20181231-0126334, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 108 Garner Ave, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18 day of April, 2019.

Stephen A. Sutton

Rachael R. Sutton

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Sutton and Rachael R. Sutton, the herein bargaincr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of April, 2019.

Notary Public
My Commission Expires: 2/28/2021

MARSHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 02-28-2021

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122