Karen Johnson Davidson County
Batch# 366487 DEEDWARR
03/04/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20200304-0023776

Name and Address of New Owner:
Robert Ryan Davis and Cinda Davis
529 Wesley Ave.
Nashville, TN 37207

Send Tax Bills To:
CalCon Mutual Mortgage d/b/a OneTrust Home Loans
3131 Camino Del Rio North, #1680
San Diego, CA 92108

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 042-03-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terry Alton Sutton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Ryan Davis, an unmarried man and Cinda Beth Davis, an unmarried woman, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 11th Civil District of Said County, described according to a copy of a survey made by Harvey Gee, Surveyor, December 09, 1951, as follows:

Beginning at a concrete monument in the South margin of Campbell Road at the end of a curve into Ronnie Road; thence with the margin of Campbell Road, Easterly around a slight curve, 108.01 feet to an iron pin; thence South 87 degrees 01.5 minutes East 83.67 feet to an iron pin; thence South 2 degrees 58.5 minutes West 176.39 feet to an iron pin at the Northwest corner of the property conveyed to Castleman Construction Company by deed of record in Book 323, Page 263, Register's Office; thence with said Castleman's North line, South 85 degrees West 215 feet to an iron pin in the East margin of Ronnie Road; thence with the margin of the same, North 5 degrees West 20.18 feet to a concrete monument at the beginning of a curve; thence around said curve, Northerly 141.81 feet to a concrete monument, continuing with the margin of said Road, North 7 degrees 30 minutes East 24.3 feet to a concrete monument at the beginning of a curve; thence around said curve; Northeasterly 38.65 feet to the point of beginning.

Being the same property conveyed to Alton Sutton and wife, Doris G. Sutton by Warranty deed from J. C. Thompson Construction Co., Inc. of record in Book 3398, page 589, Register's Office for Davidson County, Tennessee.

The said Alton Sutton having since died on September 7, 1995 leaving Dorsie Gardner Sutton aka Doris G. Sutton as the surviving tenant by the entirety.

Being the same property conveyed to Terry Alton Sutton by Quitclaim deed from Dorsie Gardner Sutton, reserving a life estate of record in Book 11758, page 853, Register's Office for Davidson County, Tennessee, dated November 16, 1999 and recorded on November 29, 1999.

Being improved property also known as 712 Ronnie Road, Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID

REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2020.

(SEAL)
Terry Alton Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry Alton Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $242,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of February, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

File No. 2020-565

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON