Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0217

Karen Johnson Davidson County
Batch# 379326 **DEEDWARR**
03/30/2020 10:26:09 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20200330-0033811

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2020

Notary Public

Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Block 1150 Shelton Avenue Nashville, TN 37216	NEW OWNER	033-04-0A-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Phillip D. Sutton, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Block, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plat of Rolling Meadows, Section III, of record in Plat Book 6250, Page 965, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6980, Page 188, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thelma Laverne Sutton by Warranty deed from Jon H. Wilson and wife, Melinda R. Wilson of record in Instrument No. 20040528-0063155 Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on May 28, 2004. (Value of consideration shown in aforementioned deed $118,500.00.)

Being the same property conveyed to Thelma Laverne Sutton and Phillip D. Sutton, as tenants in common with right of survivorship by Quitclaim deed from Thelma Laverne Sutton of record in Instrument No. 20150729-0074399 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 58 Rolling Meadows Drive Goodlettsville, Tennessee 37072. Thelma Laverne Sutton having since died 11/30/18, leaving Phillip D. Sutton as the surviving tenant.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nash[illegible]7212
FILE #. WSBHER 2058

This is improved property known as: 58 Rolling Meadows Drive, Goodlettsville, TN 37072

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of March, 2020.

Phillip D. Sutton

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip D. Sutton** 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 and official seal at Goodlettsville, Tennessee this 26th day of March, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

(Notary Seal)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY