File 33167-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 410164 DEEDWARR
06/04/2020 02:21:55 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20200604-0057605

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2020

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lucille Smith		**Map 075-04-0 Parcel 077.00**
608 Frankfort Drive	Owner	
Hermitage, TN 37076		

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

Brandon Eugene Sutton and Brittney Paige Sutton, husband and wife, and Willie J. Sutton and Wilma J. Sutton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucille Smith

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. 310 on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandon Eugene Sutton, a single man and Brittney Paige Clark, a single woman, by Warranty Deed dated April 23, 2010 from Neil David Jackson, a single man, of record in Instrument No. 20100428-0032364, Register's Office for Davidson County, Tennessee. The said Brandon Eugene Sutton and Brittney Paige Sutton (aka Brittney Paige Clark) having quitclaimed to Brandon Eugene Sutton and Brittney Paige Sutton and Willie J. Sutton and Wilma J. Sutton, by Quitclaim Deed dated January 25, 2017, of record in Instrument No. 20170203-0011877, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4175, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4367, Page 936 and Book 4349, Page 112, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **608 Frankfort Drive, Hermitage, TN 37076**

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 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 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/our hand(s) this 2nd day of June, **2020.**

Brandon Eugene Sutton

Brittney Paige Sutton

Willie J. Sutton

Wilma J. Sutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brandon Eugene Sutton, Brittney Paige Sutton, Willie J. Sutton, and Wilma J. Sutton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, **2020.**

Notary Public

My Commission Expires: 4/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON