WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 491339 DEEDWARR
10/07/2020 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201007-0116216

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| MARY BINGMAN ANDREWS AND JOE A. SUTTON | MARY BINGMAN ANDREWS AND JOE A. SUTTON | 119 15 0 164.00 |
| 3139 GLENCLIFF ROAD NASHVILLE, TN 37211-1141 | 3139 GLENCLIFF ROAD NASHVILLE, TN 37211-1141 | 2020-07-880 |

For good consideration, I (We) **MARY R. ANDREWS, A/K/A MARY BINGMAN ANDREWS AND JOE A. SUTTON, WIFE ANS HUSBAND WHO ACQUIRED TITLE AS UNMARRIED** whose mailing address is 3139 GLENCLIFF ROAD, NASHVILLE, TN 37211-1141, hereby bargain, deed and convey to **MARY BINGMAN ANDREWS AND JOE A. SUTTON, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY** whose mailing address is 3139 GLENCLIFF ROAD, NASHVILLE, TN 37211-1141, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Mrs. Betty Smith's Land of record in Plat Book 843, Page 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Glencliff Road 50 feet Northwardly from the Southeast corner of said lot, the same being Elliott A. Castleman's Northeast corner; thence Westwardly with said Castleman's North line and parallel with the Southerly line of said Lot No. 4,300 feet to a point; thence Northwardly and Parallel to Glencliff Road, 125 feet to a point; thence Eastwardly and parallel to the Northerly line of said Lot No. 4,300 feet to the Westerly margin of Glencliff Road; thence Southwardly along the Westerly margin of Glencliff Road, 125 feet to the point of beginning.

Being the same property conveyed to Mary R. Andrew and Joe A. Sutton, unmarried persons As joint tenants with the right of survivorship from James H. Farmer, unmarried by Warranty Deed dated May 16, 1997 and recorded May 19, 1997 in the Register's Office for Davidson County, State of Tennessee in Instrument No. 0306194.

APN: 119 15 0 164.00

Property Address: 3139 GLENCLIFF ROAD, NASHVILLE, TN 37211-1141

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 24TH day of SEPTEMBER 2020

Mary R. Andrews AKA Mary Bingman Andrews — Joe A. Sutton

**MARY R. ANDREWS, A/K/A MARY BINGMAN ANDREWS** — **JOE A. SUTTON**

STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

On this 24TH day of SEPTEMBER 2020, before me personally appeared **MARY R. ANDREWS, A/K/A MARY BINGMAN ANDREWS AND JOE A. SUTTON** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public
My Commission Expires: JAN. 3, 2023

**VALUATION AFFIDAVIT**

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mary Bingman Andrews
Signature of Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 24TH day of SEPT., 20 25.

Notary Public
My Commission Expires:
JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Name and address for person(s) responsible for taxes:
MARY BINGMAN ANDREWS AND JOE A. SUTTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

3139 GLENCLIFF ROAD
NASHVILLE, TN 37211-1141

Name and Address of property owner:
MARY BINGMAN ANDREWS AND JOE A. SUTTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY3139 GLENCLIFF ROAD
NASHVILLE, TN 37211-1141

# True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD