WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-24-2023

April G. Nichols — State of Tennessee Notary Public — Williamson County

File No.: AGL-20-842 Sutt

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn M. Johnson and James F. Dorsey	New Owner	118 10 0E 002.00
(NAME)	(NAME)	
842 Woodmont Boulevard Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JASHER SUTTON AND LINDSEY SUTTON, HUSBAND AND WIFE,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KATHRYN M. JOHNSON AND JAMES F. DORSEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 842 of Homes at 840 & 842 Woodmont, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 840 & 842 Woodmont, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160421-0038675 , in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jasher Sutton and Lindsey Sutton, husband and wife, by Warranty Deed from RMN Development, LLC, a Tennessee Limited Liability Company, dated October 26, 2017, recorded October 27, 2017, in Instrument No. 20171027-0110551, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 526151 **DEEDWARR**
12/08/2020 10:15:59 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20201208-0142216

This is **improved** property, known as 842 Woodmont Boulevard, Nashville, TN 37204
(House Number) (Street)

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 do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of November, 2020

Jasher Sutton

Lindsey Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2020, before me personally appeared Jasher Sutton and Lindsey Sutton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2020.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY