BILL GARRETT, Davidson County
Trans:T20130032828 DEEDWARR
Recvd: 04/22/13 13:08 2 pgs
Fees:13.00 Taxes:44.40

20130422-0039780

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2013.

Notary Public:

My Commission Expires:

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES OCT. 21, 2013

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Devon J. Sutherland 107 Strathmore Way ~~Gallatin, TN 37066~~ Hendersonville, TN 37075	New Owner	08115035300

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, I/we, **Wilmatine H. Elam, widowed,**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 7.7 feet of Lot 20 and the easterly 27.3 feet of Lot 19 in the Bransford Realty Company's Resubdivision of part of the Manlove's Addition, as of record in Book 421, page 53, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin each other and front 35 feet on the south side of Thompson Street, and extends back southerly between parallel lines, 157 feet, more or less, to an alley.

Being the same property conveyed to Roosevelt G. Elam and wife Wilmatine H. Elam by Warranty Deed from Ward J. Mallory d/b/a Mallory Properties, dated March 24, 1992, recorded in Book 8584, page 459, Register's Office for Davidson County, Tennessee. Roosevelt G. Elam having since died October 14, 2011.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

Electrical Permit set forth in the instrument recorded in Book 6799, Page 710, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1711 Knowles Street, Nashville, TN.

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of April, 2013.

Wilmatine H. Elam

Wilmatine H. Elam

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Wilmatine H. Elam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of April, 201.

Commission Expires: 10/21/2013

Linda C. Osborne

Notary Public: Linda C. Osborne

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

