THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13050210** **RETURN TO** **Stewart Title Company** **13026 Lebanon Rd., Suite 100** **Mt. Juliet, TN 37122** **File # 01268-14890**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2013. Notary Public My Commission Expires: 5/3/2016 JANE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Joseph Sutherland 3113 Cloverwood Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09610028800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry Dunn and Billie Vaughn and Callie Avent along with Rose C. Thompson, who retained a Life Estate Interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph A. Sutherland, Jr., an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 630, PLAN OF CLOVERHILL, SECTION NO. VIII, as shown on plat of record in Plat Book 2331, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Bruce W. Randolph et ux Teresa Randolph to Leonard H. Thompson and wife, Rose C. Thompson as recorded on the 18th day of July, 1988 in Deed Book 7601, Page 319; Affidavit of Heirship as recorded on the 16th day of August, 2006 in Instrument No. 20060816-0101144; Quitclaim Deed from Rose C. Thompson to Terry Dunn, Billie Vaughn, and Callie Avent, jointly as recorded on the 27th day of December, 2006 in Instrument No. 20061227-0159545 and Quitclaim Deed from Rose C. Thompson to Terry Dunn, Billie Vaughn, and Callie Avent, jointly as recorded on the 30th day of March, 2007 in Instrument No. 20070330-0038457, in the Register's Office of Davidson County, Tennessee (Grantor retained a Life Estate interest).

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION NO. VIII, as recorded in Plat Book 2331, Page(s) 10 and 11.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2145, Page 262, Book 2334, Page 307 and Book 2338, Page 577.

Easement recorded in Book 1334, Page 436.

This is improved property located at 3113 Cloverwood Drive Nashville TN 37214

Davidson County DEEDWARR
Recvd: 06/05/13 08:41 3 pgs
Fees:18.00 Taxes:480.63
20130605-0056719

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2013.

Terry Dunn

Billie Vaughn

Callie Avent

Rose C. Thompson
By Terry Dunn as Attorney in Fact
Terry Dunn - Att'y in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry Dunn personally and attorney in fact for Rose C. Thompson and Billie Vaughn and Callie Avent, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013