Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
[illegible] 37065
0-2444

BILL GARRETT, Davidson County
Trans:T20130068332 DEEDWARR
Recvd: 08/08/13 14:59 2 pgs
Fees:13.00 Taxes:1167.35

20130808-0083472

STATE OF Tennessee)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $315,500.00.

Affiant

Sworn to and subscribed before me this __ day of July, 2013.

Notary Public

My Commission Expires: 5-3-16

ROBERT M. LOFTIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Phillip Sutherland	4405 Elkins Avenue	~~Owner~~ Pinnacle Bank	
4405 Elkins Avenue		150 3rd Ave S	091-16-0-071.00
Nashville, TN 37209	NashvilleTN37209	Nash., TN 37201	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollars and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **David Ivey,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Phillip Sutherland, a single man,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot number 306 of Block 14 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to in David Ivey, by Warranty Deed, from Charles Larry Phillips and wife, Amanda R. Henley Phillips, dated August 23, 2007, of record in Instrument # 20070828-0102906, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Audrey Ivey, wife of David, joins in the execution of this instrument for the

purpose of conveying unto Grantee, his heirs and assigns, any and all right, title and interest she may have in and to the above-described property arising out of her marital status or otherwise.

WITNESS my hand this the 31st day of July, 2013.

David Ivey

Audrey Ivey

STATE OF South Carolina)
COUNTY OF Charleston)

Personally appeared before me, W. Brooks Styles, the undersigned, a Notary Public, in and for said State and County, **David Ivey and Audrey Ivey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Charleston, South Carolina ~~Franklin, Tennessee~~, this the 31 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10-9-13

W. BROOKS STYLES NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 10/09/2013