WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040292 DEEDWARR
Recvd: 06/09/14 10:05 2 pgs
Fees:13.00 Taxes:407.00
20140609-0049781

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather B. Cryer, an unmarried woman and Michael A. Wall, an unmarried man	FirstBank, and/or Secretary of Housing and Urban Development	109-05-0D-071.00
(NAME)	(NAME)	
1613 Lincoya Bay Drive	3500 Blue Lake Drive, Ste. 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Andrew Sutherland and Elizabeth Clare Sutherland, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather B. Cryer, an unmarried woman and Michael A. Wall, an unmarried man, as Joint Tenants with Rights of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 1613 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712, and Supplementary Declarations in Instrument Number 20041028-0129585 and Instrument Number 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument Number 20050923-0114373, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James Andrew Sutherland, unmarried and Elizabeth Clare Luttrell, unmarried, by deed of record in Instrument Number 20051031-0131042, Register's Office for Davidson County, Tennessee. The said James Andrew Sutherland and Elizabeth Clare Luttrell are now married to each other. Elizabeth Clare Luttrell is now known as Elizabeth Clare Sutherland.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 20040628-0076712 and Supplementary Declarations of record in Instrument Number 20041028-0129585 and in Instrument Number 20050923-0114373; HOA Charter in Instrument Number 20060314-0028980; Conveyance of Common Areas in Instrument Number 20061229-0161140; Sanitary Sewer and/or Storm Drainage Easement in Book 7121, Page 169; Sewer Easement in Book 5406, Page 470; and Easement Agreements of record in Book 6185, Page 216, as amended in Book 7498, Page 726, Instrument Number 20000331-0032369, and Instrument Number 20021204-0149457, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1613 Lincoya Bay Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 GRANTEES 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 GRANTEES, 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 our hands this 28th day of May, 2014.

James Andrew Sutherland

Elizabeth Clare Sutherland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Andrew Sutherland and Elizabeth Clare Sutherland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of May, 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
615-773-0520