WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096258 DEEDWARR
Recvd: 12/26/14 08:44 2 pgs
Fees:13.00 Taxes:284.90
20141226-0117707

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner Co

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$77,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2014.

Linda C. Osborne
Notary Public

MY COMMISSION EXPIRES: 10/24/17
(AFFIX SEAL)

SUMNER COUNTY LINDA C. OSBORNE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michele J. Burks Devon J. Sutherland	Devon J. Sutherland	042 13 0 059.00
(NAME) 707 Tuckahoe Drive	(NAME) 107 Strathmore Way	
(ADDRESS) Madison 37115	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Seven Thousand And No/100 Dollars ($77,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Joseph R. Haas**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michele J. Burks, a married woman and Devon J. Sutherland, a married man**, 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 Lot No. 6 on the plan of Kemper Heights, Section Four, of record in Book 2854, page 65, Register's Office for said County.

Said Lot No. 6 fronts 143.91 feet on the southerly margin of Tuckahoe Drive and extends back 295.86 feet on the easterly line and 237.42 feet on the westerly line to a dead line in the rear, measuring 189.90 feet thereon.

Being the same property conveyed to Joseph R. Haas and wife, Florence E. Haas by Warranty Deed from James L. Owen and wife, Yvette Owen dated July 13, 1984 and recorded July 13, 1984 in Book 6337, Page 738 in the said Register's Office for Davidson County, Tennessee.

Florence E. Haas having since died on December 7, 1998, leaving the property vested in Joseph R. Haas. Joseph R. Haas having since died on July 12, 2014. In his last will and testament , Probate Case No. 14P1268, Circuit Court, Davidson County, Tennessee Joseph R. Haas directed his real property to be administered as part of his estate and to be transferred by his personal representative.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 707 Tuckahoe Drive, Madison, TN 37115

File Number: GRN-142430

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, has 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, as Executor of the Estate but not further or otherwise 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 15th day of December, 2014.

The Estate of Joseph R. Haas

BY: _____

Chris Hofstetter, Personal Reprsentative

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Hofstetter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Personal Representative of the Estate of Joseph R. Haas,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

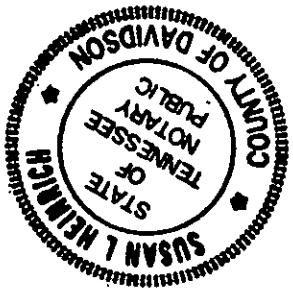
Witness my hand and official seal, this the 15th of December, 2014.

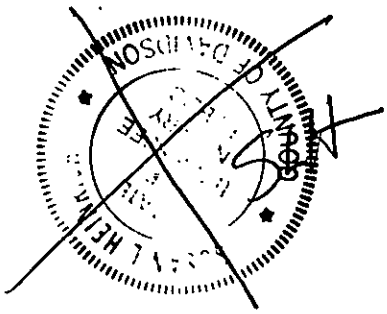
_____

Notary Public

My Commission Expires: 9/9/18

(SEAL)





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