BILL GARRETT, Davidson County
Trans:T20150027426 DEEDWARR
Recvd: 04/13/15 13:05 2 pgs
Fees:13.00 Taxes:370.00
20150413-0032347

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2015.

Linda C. Osborne
Notary Public:
My Commission Expires: 10/24/17

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Devon J. Sutherland 107 Strathmore Way Hendersonville TN 37075	Send Tax Bills To: New Owner	Map/Parcel Number: 08207039800

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, **May Alice Ridley, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being the south 40 feet of Lot No. 8 on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Davidson County Register's Office.

Said part of said lot fronts 40 feet on the easterly side of North 4th Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to May Alice Ridley by Quitclaim Deed from Alphonso Lawrence Gardner, dated March 22, 1996, recorded in Book 10593, Page 874, Register's Office for Davidson County, Tennessee, re-recorded in Book 10630, Page 91, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship of record in Book 10630, Page 90, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 57, Page 133, 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: 815 Lischey Avenue, Nashville, TN 37207

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 8th day of April, 2015.

May Alice Ridley

May Alice Ridley

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 May Alice Ridley, 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 8th day of April, 2015.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

