BILL GARRETT, Davidson County
Trans:T20150061228 DEEDWARR
Recvd: 07/27/15 10:39 3 pgs
Fees:18.00 Taxes:481.00
20150727-0073470

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2015.

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 Nashville, TN 37216	Send Tax Bills To: New Owner	Map/Parcel Number: 07209041400

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jean Elaine Hale and Jo Anne Smith and John Davis Pellegrin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland**, married, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 2 on the Plan of the Resubdivision of Lot 17 of Bush Spain's Subdivision of Zack Stull Lands, of record in Plat Book 5190, Page 583, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.00 feet on the northerly side of Spain Avenue and runs back between parallel lines 165.00 feet to a dead line in the rear measuring 50.00 feet thereon.

Being the same property conveyed to Jean Elaine Hale, Jo Anne Smith and John Davis Pellegrin, each a three-and-one-third percent undivided interest, by Quitclaim Deed from Evelyn Bernice Pellegrin, dated January 15, 2008, recorded January 24, 2008 in Instrument No. 20080124-0007358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Elaine Hale, Jo Anne Smith and John Davis Pellegrin, each 10.00% undivided interest, by Quitclaim Deed from Evelyn Bernice Pellegrin, dated January 4, 2007, recorded January 4, 2007 in Instrument No. 20070104-0001609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Elaine Hale, Jo Anne Smith and John Davis Pellegrin, by Quitclaim Deeds from Evelyn Bernice Pellegrin, of record in Instrument Number 20080124-0007358, Instrument No. 20070104-0001609, Instrument No. 20060105-0001658, and Instrument No. 20060104-001213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest B. Pellegrin and wife, Evelyn B. Pellegrin, by Deed from George E. Margrave and wife, Sharmin J. Margrave, of record in Book 5813, Page 39, Register's Office for Davidson County, Tennessee.

Ernest B. Pellegrin died on April 19, 2004, survived by his wife, Evelyn B. Pellegrin.

Evelyn Bernice Pellegrin and Evelyn B. Pellegrin are one in the same person.

The Grantors hereby makes oath that the above described property was not used as a marital residence and used for investment purposes only.

This property is 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 5190, Page 583, 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: 915 Spain Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s). 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 Grantee(s), their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of July, 2015.

Jean Elaine Hale

Jean Elaine Hale

Jo Anne Smith

Jo Anne Smith

Witness my/our hand(s) this the 21st day of July, 2015.

John Davis Pellegrin

John Davis Pellegrin

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 Jean Elaine Hale, 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 the 21 day of July, 2015.

Commission Expires:
10/18/16

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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 Jo Anne Smith, 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 the 21 day of July, 2015.

Commission Expires:
10/18/16

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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 John Davis Pellegrin, 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 the 21 day of July, 2015.

Commission Expires:
10/18/16

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.