BILL GARRETT, Davidson County
Trans:T20150095351 DEEDWARR
Recvd: 11/09/15 13:16 2 pgs
Fees:13.00 Taxes:1017.50
20151109-0113875

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 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:	Send Tax Bills To:	Map/Parcel Number:
Devon J. Sutherland 1701 4th Ave N Nashville, TN 37208	New Owner 107 Strathmore Way Hendersonville, TN 37075	082 05 0 029.00

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, **Herman Ross**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland**, married, 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 Lot No. 59 on the map of D.T. McGavocks Addition, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 50 feet on the westerly side of 4th Avenue North and extends back between parallel lines 174 feet, with the northerly margin of Garfield Avenue to an alley in the rear.

Being the same property conveyed to Herman Ross by Warranty Deed from Susie McClure, a single person, dated December 7, 1989, of record in Book 8001, page 739, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 21, Page 7, 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: 1701 4th Ave N, Nashville, TN 37208

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 4th day of November, 2015.

Herman Ross

Herman Ross

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 Herman Ross, 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 4th day of November, 2015.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

