BILL GARRETT, Davidson County
Trans:T20160009548 DEEDWARR
Recvd: 02/04/16 09:37 2 pgs
Fees:13.00 Taxes:2830.50
20160204-0010782

Warranty Deed

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this the 29th day of January, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Taylor C. Sutherland Jacquelyn L A Sutherland	New Owner	
4102 Westlawn Drive		10308011700
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INDIGO DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR C. SUTHERLAND AND WIFE, JACQUELYN L A SUTHERLAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of 4100 Westlawn Drive of record in Instrument No. 20140924-0088027, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Howard A. Greer and wife, Iona M. Greer by Warranty deed from Rufus E. Cauthen and wife, Gladys Cauthen of record in Book 4789, page 252 Register's Office for Davidson County, Tennessee, dated January 28, 1974 and recorded on February 19, 1974.

Howard A. Greer having since died being predeceased by Iona M. Greer. His last will and testament naming Leonard A. Greer, Linda S. Collins and Lynetta K. Thomas as his beneficiaries was admitted to the Probate Court of Davidson County, Tennessee on July 25, 2013 at Cause No. 13P1260. Order Approving Contract for Sale of Property of record in Instrument No. 20131125-0120838.

Being a portion of the same property conveyed to Indigo Development LLC, a Tennessee limited liability company by Warranty deed from Lynetta K. Thomas, Leonard A. Green and Linda S. Collins, all individually and as Co-Executors of The Estate of Howard A. Greer of record in Instrument No. 20131125-0120839 Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on November 25, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 4102 Westlawn Drive, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of January, 2016.

Indigo Development, LLC

By: Lindsay L. Miller
Name: Lindsay L Miller
Title: Sole Member/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay L Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member/President of Indigo Development, LLC, A Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of January, 2016.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

