BILL GARRETT, Davidson County
Trans:T20160028065 DEEDWARR
Recvd: 04/06/16 14:53 2 pgs
Fees:13.00 Taxes:1426.13
20160406-0033128

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $385,441.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2016.

Notary Public

My Commission Expires: 10/18/16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Harry Johnson IV and Katherine Casseley Redding 810 N 5th ST Nashville, TN 37207	Send Tax Bills To: New Owner	Map/Parcel Number: 08207041400

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, **Devon J. Sutherland, married and Samuel Kpana-Quamoh**, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey as **Harry Johnson, IV and wife, Katherine Casseley Redding,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the Map of Miller's Addition to Edgefield, now East Nashville, of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Devon J. Sutherland, married, and Samuel Kpana-Quamoh, married by Quitclaim Deed of record in Instrument Number 20140613-0051747, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Instrument Number 20140613-0051746.

The Grantors hereby make oath that the above described property was not used as a marital residence and was 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 2016; 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: 810 N 5th ST, 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 5th day of April, 2016.

Devon J. Sutherland, by Edie Sutherland, His Attorney in Fact

Devon J. Sutherland, by Edie Sutherland
His Attorney in Fact

Samuel Kpana-Quamoh

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 Edie Sutherland, in her capacity as Attorney in Fact for Devon J. Sutherland, 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 5th day of April, 2016.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 Samuel Kpana-Quamoh, 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 5th day of April, 2016.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY