BILL GARRETT, Davidson County
Trans:T20160034655 DEEDWARR
Recvd: 04/27/16 11:08 2 pgs
Fees:13.00 Taxes:1017.50
20160427-0040985

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 22nd day of April, 2016.

Notary Public:

My Commission Expires:

November 18, 2019

MICHELLE D. MacDONALD
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 107 Strathmore Way Hendersonville, TN 37075	Devon J. Sutherland 107 Strathmore Way Hendersonville, TN 37075	105-11-0-128.00

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, **James H. Adcock, II and wife, Stephanie E. Adcock**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland, married,** called the Grantee, his 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. 5 on the Map of the Allison Subdivision, as of record in Book 547, Page 74, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of Allison Place and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James H. Adcock, II and wife, Stephanie E. Adcock, by Warranty Deed from Joe T. Hutcherson, unmarried, dated 1/26/98 and recorded 2/4/98 in Book 10781, Page 589, in the Register's Office of Davidson County, Tennessee.

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 547, Page 74, 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: 1809 Allison Place, Nashville, TN 37203

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. Grantors covenant with said Grantee 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, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of April, 2016.

James H. Adcock, II

Stephanie E. Adcock

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 James H. Adcock, II and Stephanie E. Adcock, 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 22nd day of April, 2016.

Commission Expires:
November 18, 2019

Notary Public:

MICHELLE D. MacDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY