BILL GARRETT, Davidson County
Trans:T20160088571 DEEDWARR
Recvd: 10/07/16 10:48 2 pgs
Fees:13.00 Taxes:1479.63
20161007-0106308

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Subscribed and sworn to before me, this 30th day of September, 2016.

Notary Public:

My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.O. Box 2852, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Patrick Ryan Waters 815 Lischey Avenue Nashville, TN 37207	New Owner	08207039800

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**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Patrick R. Waters, unmarried and Stefanie Cole, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows to-wit:

Being the south 40 feet of Lot No. 8 on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Davidson County Register's Office.

Said part of said lot fronts 40 feet on the easterly side of North 4th Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Devon J. Sutherland, married, by Warranty Deed from May Alice Ridley, a widow, dated April 8, 2015, recorded in Instrument No. 20150413-0032347, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above described property was not used as a marital residence and was investment property 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: 815 Lischey Avenue, 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. Grantor covenants with said Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

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Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds himself, his 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 30th day of September, 2016.

Devon J. Sutherland

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 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 30th day of September, 2016.

Commission Expires:
11/20/18

Notary Public:

