BILL GARRETT, Davidson County
Trans: T20160106021 DEEDWARR
Recvd: 12/02/16 09:54 2 pgs
Fees: 13.00 Taxes: 1378.25
20161202-0126465

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $372,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2016.

Notary Public:

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.O. Box 2852, Hendersonville, TN 37077		
Name and Address and New Owner: Jeffrey L. Scott 915B Spain Ave Nashville, TN 37216	Send Tax Bills To: New Owner	Map/Parcel Number: 072092E00100CO

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(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey L. Scott**, an unmarried man, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land located in Davidson County, Tennessee, being Unit No. 915A of the 915 Spain Ave Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions for 915 Spain Ave Townhomes a Horizontal Property Regime, with Private Elements of record in Instrument No. 20160415-0036583, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit "C", to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Devon J. Sutherland, married, by Warranty Deed from Jean Elaine Hale and Jo Anne Smith and John Davis Pellegrin, dated July 21, 2015, recorded July 27, 2015 in Instrument No. 20150727-0073470, Register's Office for Davidson County, Tennessee.

Edie Sutherland joins in the conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

This property is subject to:

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

The 2016 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 Plat Book 5190, Page 583, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160415-0036583, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 915 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20160415-0036583, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 915B Spain Ave, Nashville, TN 37216

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). Grantor(s) covenant with said Grantee(s) 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.

GRANTOR(S) further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee(s), their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of November, 2016.

Devon J. Sutherland by Edie Sutherland as his Attorney in Fact — Edie Sutherland

Devon J. Sutherland by Edie Sutherland as his Attorney in Fact — **Edie 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 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 29th day of November, 2016.

Commission Expires:
11/18/2019

MDMacDonald
Notary Public:

MICHELLE D. MacDONALD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Edie 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 29th day of November, 2016.

Commission Expires:
11/18/2019

MDMacDonald
Notary Public:

MICHELLE D. MACDONALD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY