State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $456,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017.

Notary Public:
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170017631 DEEDWARR
Recvd: 03/01/17 10:51 2 pgs
Fees:13.00 Taxes:1687.20
20170301-0020132

TINA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
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:	Send Tax Bills To:	Map/Parcel Number:
Oscar Machuca and Danielle M. Boudreaux 1809 B Allison Place Nashville, TN 37075	Oscar Machuca and Danielle M. Boudreaux 1809 B Allison Place Nashville, TN 37075	105-11-0-T-002.00CO

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 **Oscar Machuca and Danielle M. Boudreaux, Husband and Wife**, 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 located in Davidson County, Tennessee, being Unit B of the 1809 Allison Place Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions for 1809 Allison Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160427-0040986, 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 a part of the same property conveyed to Devon J. Sutherland, married, by Warranty Deed from James H. Adcock, II and wife, Stephanie E. Adcock, dated 4/22/2016 of record in Instrument Number 20160427-0040985, 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.

Property taxes for the year 2017; 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.

Terms, provisions, covenants, conditions, restrictions, by-laws, easements, charges, assessments, building set-back lines, and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1809 Allison Place Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160427-0040986 , Register's Office for Davidson County.

Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1809 Allison Place Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160427-0040986, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1809 B 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 Grantees. Grantor(s) 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.

GRANTOR(S) 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 24th day of February, 2017.

Devon J. Sutherland by Edie Sutherland, his attorney in fact

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

Edie Sutherland

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 24th day of February, 2017.

Commission Expires: 2-27-19

Notary Public:

WHITNEY SMITH
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 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 24th day of February, 2017.

Commission Expires: 2-27-19

Notary Public:

WHITNEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY