The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

BILL GARRETT, Davidson County
Trans:T20170030565 DEEDWARR
Recvd: 04/11/17 13:45 2 pgs
Fees:13.00 Taxes:370.00
20170411-0035399

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is ~~$102,500.00~~ $ 100,000 DJS

Affiant

Subscribed and sworn to before me, this 15 day of March, 2017.

Notary Public:

My Commission Expires: 11-18-2019

Jan H. Mitchell
State of Tennessee Notary Public
Sumner County
My Commission Expires November 18, 2019

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:
Samuel Kpana-Quamoh 312 Hart Court Nashville, TN 37216	New Owner	092-02-0-190.00

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, **Devon J. Sutherland, a married person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel Kpana-Quamoh, a married man**, hereinafter 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. 110, Block 6 on the Plan of Heffeman Place of record in Plat Book 161, page 138, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Devon J. Sutherland, a married person, by Warranty Deed from Michael Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston, Sr., dated July 28, 2016 of record in Instrument Number 20160803-0080354, 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. Grantee assumes responsibility 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 161, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2603 Alameda Street, Nashville, TN 37208.

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. Grantor(s) 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.

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

Witness my/our hand(s) this the 15th day of March, 2017.

Devon J. 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 Devon J. Sutherland and 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 15th day of March, 2017.

Commission Expires: 11-18-2019

Notary Public:

Jan H. Mitchell
State of Tennessee
Notary Public
Sumner County
My Commission Expires November 18, 2019