WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/17 12:03 2 pgs
Fees:13.00 Taxes:1110.00
20170517-0048914

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Affiant

Subscribed and sworn to before me this 11 day of May, 2017.

Notary Public
My Commission expires: 2/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devon J. Sutherland Michele Burks Craig Holmes	NEW OWNER	07213039600
1103 Straightway Avenue	106 Camino Circle	
Hendersonville, TN 37075	Hendersonville, TN 37210	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cumberland Division Ser-NMRA, a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devon J. Sutherland and Michele J. Burks, Craig Holmes**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 in A.H. Robinson's Subdivision of part of Brownsville, as of record in Book 57, Page 1, Register's Office for said County, described according to a survey made September 8, 1934, by W.B. Southgate, Surveyor, as follows:

Beginning at a point on the northerly margin of Straightway Avenue, 150 feet east of the Gallatin Road, at an iron pin, the southwest corner of a 10-foot triangle conveyed to the Atlantic Ice & Coal Company, by deed from John Weis and wife, of record in Book 943, Page 621, said Register's Office; thence easterly along the northerly margin of said Avenue, 95 feet to an iron pin, the corner of a 10-foot alley; thence northerly, with the westerly margin of said alley, 109.5 feet to an iron pin; thence westerly parallel with Straightway Avenue, 78 feet to the northeast corner of a part of said property conveyed to H.G. Hill and Company, by deed from John Weis and wife, of record in Book 611, Page 333, said Register's Office; thence southerly, with said Hill and Company's easterly line parallel with the Gallatin Road 71.5 feet to the most northerly point in the above mentioned triangle; thence continuing southerly with the easterly line of said triangle, 42 feet to the beginning.

Being the same property conveyed to E.A. Sircy, Jr., by deed from James E. Abernathy and wife, Bonnie Abernathy of record in Book 4684, Page 752, Register's Office for Davidson County, Tennessee. Further conveyed to Cumberland Division Ser-NMRA, a Tennessee corporation from E.A. Sircy, Jr., and wife, Louise Sircy by Quitclaim Deed on December 19, 1997, of record in Book 10737, Page 423, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,657.46 for County, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07213039600, which are not due until 10/1/2017.
- Easement and Agreement of record in Instrument Number 20161118-0122000, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1103 Straightway Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments hereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this May 11, 2017.

CUMBERLAND DIVISION SER-NMRA, a Tennessee non-profit corporation

By Terry Bebout, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Terry Bebout, Authorized Agent, upon oath acknowledged himself to be the Authorized Agent of Cumberland Division SER-NMRA, a Tennessee non-profit Corporation and he as such Authorized Agent executed the foregoing for the purposes therein contained, by signing the name of entity by himself as Authorized Agent.

WITNESS my hand and Official Seal at office this May 11, 2017

My commission expires November 27, 2017

Notary Public

GINGER D. NAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021