BILL GARRETT, Davidson County
Trans:T20170046897 DEEDWARR
Recvd: 06/02/17 11:43 2 pgs
Fees:13.00 Taxes:370.00
20170602-0055077

AMBER NICOLE HOFFINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of May, 2017.

Notary Public:
My Commission Expires: March 10th, 2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.O. Box 2852, Hendersonville, TN 37077		
Name and Address and New Owner: Devon J. Sutherland 107 Strathmore Way Hendersonville, TN 37075	Send Tax Bills To: Devon J. Sutherland 107 Strathmore Way Hendersonville, TN 37075	Map/Parcel Number: 161-11-73.00

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRGR, LLC**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Devon J. Sutherland, a married man**, hereinafter called the Grantee(s), 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 381, PLAT OF HUNTINGTON PARK, SECTION THREE, as shown on plat of record in Plat Book 4460, Page 68, in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CRGR, LLC by Quitclaim Deed dated August 20, 2014 from Ellen M. Kelley, Instrument Number 20150508-0042416 Register's Office for Davidson County, Tennessee. Previously conveyed to Ellen M. Kelley by Decree for Redemption, Chancery Court for Davidson County, filed November 5, 2014 and recorded in Instrument Number 20170530-0053005, Davidson County Register's Office, previously conveyed to Ellen M. Kelley by Warranty Deed from Lillian D. Gardner dated April 5, 2007 and recorded in Instrument Number 20070405-0041259 Register's Office for Davidson County, Tennessee.

This property is subject to:

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

The 2017 taxes will be prorated between the Grantor and the 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 4460, Page 68, including those of record in Book 4225 Page 778 and Book 4577 Page 789, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 591 Huntington Parkway, Nashville, TN 37211

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 22nd day of May 2017.

Scott T. Lumley, Sole Member

AMBER NICOLE HOFFINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 Scott T. Lumley, in his capacity as sole member of GRGR, LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2017.

Notary Public:
My Commission Expires: March 2021, 10th