Bill Garrett Davidson County
Batch# 5407 DEEDWARR
09/27/2017 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20170927-0099110

State of Tennessee)
County of Wilson**)**

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

JESSICA SPARKMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Notary Public:

My Commission Expires: 5-20-19

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:
Jacquelyn Peck 1704 Hanover Road Nashville, TN 37216	New Owner	07212001900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Devon J. Sutherland, a married man and Michele J. Burks**, a **married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacquelyn Peck, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land being located in Davidson County, Tennessee, being all of Lot 89 and the westerly ten (10) feet of Lot 88 in Geo. Waters Place on Maxey Lane which subdivision is of record in Book 332, Page 136 and 137, of the Register's Office for Davidson County, Tennessee.

Said Lot 89 and part of Lot 88 front together sixty-five (65) feet on the southerly side of Hanover Avenue and run back between parallel lines one hundred and fifty (150) feet to an alley.

Being part of the same property conveyed to Devon J. Sutherland, a married man, and Michele J. Burks, a married woman, by Quitclaim Deed from Michele J. Burks, married, recorded June 24, 2016 in Instrument Number 20160624-0064990, Register's Office for Davidson County, Tennessee.

The Grantors hereby make oath that the above described property was not used as a marital residence, and was for investment purposes only.

This conveyance 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 Book 332, Page 136, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1704 Hanover Road, 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. Grantors 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of September, 2017.

Devon J. Sutherland

Michele J. Burks, by Devon J. Sutherland, Her Attorney in Fact

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, 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 22nd day of September, 2017.

Commission Expires: 3.23.2021

Notary Public: Laura Dye

LAURA DYE
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 Devon J. Sutherland, in his capacity as Attorney in Fact for Michele J. Burks, 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 22nd day of September, 2017.

Commission Expires: 3.23.2021

Notary Public: Laura Dye

LAURA DYE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

