File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 25130 DEEDWARR
11/13/2017 02:41:44 PM 2 pgs
Fees: $13.00 Taxes: $1,701.19
20171113-0116448

W & I Ref: (RE) Title No.: 59295
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda L. Young Revocable Trust Dated April 24, 2008 909 Cherry Plum Court Nashville, TN 37215	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401

TAX MAP PARCEL NUMBERS: 131060H01900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$459,780.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Swann Sutherland, married***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda L. Young and Ronald A. Young, Trustees of the Linda L. Young Revocable Trust Dated April 24, 2008** hereinafter called the **Grantee**, Grantee's 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. 71 on the Plan of Village of Cherry Glen Phase 2 of record in Book 9700, page 322, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Swann Sutherland by Warranty Deed from Charles W. Davidson, Jr. and wife, Mary Frances Davidson, dated September 20, 2000 and recorded on September 22, 2000 of record in Instrument No. 20000922-0094207, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 4, 2016, recorded March 7, 2016, of record in Instrument No. 20160307-0021627, said Register's Office. William Preston Sutherland conveyed his interest in subject property to Susan Swann Sutherland.

***Grantor warrants that this property was never used as a marital residence.** SSS **(initials)**

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, The Plan, with Owner's Certificate, of record in Book 9700, page 322, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 11186, page 932, Instrument No. 200002040011736 and Instrument No. 20011206-0134252, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 909 Cherry Plum Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of November, 2017.

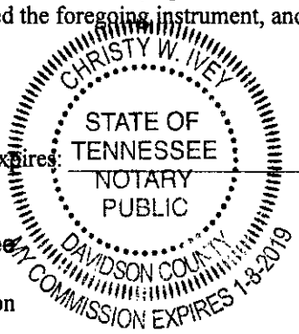
Susan Swann Sutherland

Susan Swann Sutherland

State of Tennessee

County of Davidson

On this 9th day of November, 2017, before me the undersigned authority, personally appeared Susan Swann Sutherland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $459,780.00.

Affiant

Sworn and subscribed before me this 9th day of November, 2017.

Notary

My Commission Expires: _____

