State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Devon Sutherland
Affiant

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

Angela L Pedigo
Notary Public:

My Commission Expires: 9-5-21

ANGELA L. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Bill Garrett Davidson County
Batch# 28357 DEEDWARR
11/20/2017 04:04:50 PM 2 pgs
Fees: $13.00 Taxes: $399.60

20171120-0119184

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:
Devon J. Sutherland 107 Strathmore Way Hendersonville, TN 37075	New Owner	03405000900

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, **Ronald Elton Denton, Sr. and wife, Rosemary L. Denton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon J. Sutherland, a married man, and Michele J. Burks, a married woman**, hereinafter called the Grantees, their 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 part of Lot. No. 22 on the Plan of Gatewood Section 1, as of record in Book 3300, pages 47 - 52, inclusive, Register's Office for Davidson County, Tennessee.

SAID LOT No. 22 is described as follows: BEGINNING at a point in the westerly margin of Gates Road, at the corner of Lots Nos. 22 and 23; thence with the line between said lots, westerly 188.3 feet to a point; thence northerly 121 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of same, easterly 162.2 feet to the beginning of a curve, which has a radius of 25 feet, southeasterly 37.5 feet to a point in the westerly margin of Gates Road; thence with the margin of the same, southerly 87.6 feet to the point of the beginning. INCLUDED but EXCLUDED from this conveyance is a 15 foot by 132 foot strip of land in the northwesterly portion of said lot, bordering on Alta Loma Road, which was conveyed to the State of Tennessee by Warranty Deed of record in Book 4046, page 586, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Elton Denton, Sr. and wife Rosemary L. Denton by Warranty Deed from Clifford J. Morgan and wife, Mary Jane Morgan, of record in Book 4806, page 778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

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

Property taxes for the year 2017.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 3300, Page 47, Register's Office for Davidson County.

Restrictions of record in Book 3370, page 121 and Book 3398, page 438, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 301 Gates Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title

and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Ronald Elton Denton, Sr.

Rosemary L. Denton

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 Ronald Elton Denton, Sr. and Rosemary L. Denton, 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 November, 2017.

Commission Expires: 9-5-21

Notary Public: Angela L Pedigo

ANGELA L. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY