G: 30264-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$448,900.00** Affiant Subscribed and sworn to before me, this the 28th day of November, 2017. Notary Public My commission expires: _____ (AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wayne Sutter **Dianne Sutter**	New Owner	**064-01-0-025.00**
105 Rustic Court		
Nashville, TN 37214		

Bill Garrett Davidson County
Batch# 33233 **DEEDWARR**
12/05/2017 10:21:28 AM 2 pgs
Fees: $13.00 Taxes: $1,660.93
20171205-0123823

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, WE,

Donald E. Knowles and wife, Janet Lynn Knowles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne Allen Sutter and Dianne Pope Sutter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section 5, Brandywine Farms, of record in Plat Book 4175, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Donald E. Knowles and wife, Janet Lynn Knowles, husband and wife, and Dolores J. Bone, an unmarried woman, as tenants in common with right of survivorship by Quitclaim Deed dated September 30, 2008, from Donald E. Knowles and Janet Lynn Knowles, husband and wife, and Dolores J. Bone, an unmarried woman, and Janet Lynn Knowles, Trustee of the Janet Lynn Knowles 2007 Family Irrevocable Trust u/a/d December 26, 2007 of record in Instrument No. 20081014-0103172, Register's Office for Davidson County, Tennessee. Dolores J. Bone conveyed her interest in said property by several Quitclaim Deeds of record in Instrument No. 20080324-0028638, Instrument No. 20080328-0031090, Instrument No. 20090206-0010648, Instrument No. 20100322-0021233, said Register's Office to Janet Lynn Knowles, Trustee of the Janet Lynn Knowles 2007 Family Irrevocable Trust u/a/d December 26, 2007, and further Dolores J. Bone having conveyed all of her interest in said property by Quitclaim Deed dated January 12, 2011, to Janet Lynn Knowles, Trustee of the Jane Lynn Knowles 2007 Family Irrevocable Trust u/a/d December 26, 2007, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party of record in Instrument No. 20110124-0006319, Register's Office for Davidson County, Tennessee. Janet Lynn Knowles, Trustee of the Janet Lynn Knowles 2007 Family Irrevocable Trust, with full right, power and authority to transfer, convey and encumber the property without the joinder of any beneficiary or other party conveyed its interest in said property by Quitclaim Deed dated October 26, 2011, to Donald E. Knowles and wife, Janet Lynn Knowles of record in Instrument No. 20111026-0083363, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4175, Page 18, said Register's Office for Davidson County, Tennessee;
2) Restrictive Covenants contained in instruments of record in Book 3816, Page 544, Book 3822, Page 851 and made applicable to Section 5 in Book 4242, Page 698, and as extended in Book 6371, Page 372 and Book 6691, Page 977, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired;
3) Restrictive Covenant for Detached Structure of record in Instrument No. 20010601-0056935, said Register's Office for Davidson County, Tennessee;
4) Restrictive Covenant for Mother-in-Law Apartment of record in Instrument No. 20010601-0056936, said Register's Office for Davidson County, Tennessee;
5) Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20100729-0059500, said Register's Office for Davidson County, Tennessee;
6) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **205 Barley Mill Road, Old Hickory, TN 37138**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this **28th** day of **November, 2017.**

Donald E. Knowles

Janet Lynn Knowles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald E. Knowles and Janet Lynn Knowles,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **November, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21