Bill Garrett Davidson County
Batch# 99763 DEEDWARR
06/04/2018 10:52:26 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180604-0052887

**State of Tennessee)**
**County of Sumner)**

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public:

My Commission Expires: 2/25/2020

DANITA LANE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# 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: |
|---|---|---|
| Shaunik Raheja<br>6162 Prospect Ave<br>Dallas, TX 75214 | Shaunik Raheja<br>6162 Prospect Ave<br>Dallas, TX 75214 | 082 05 0 029.00 |

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, **Devon J. Sutherland, and wife, Edie Sutherland**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shaunik Raheja, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 59 on the map of D.T. McGavocks Addition, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 50 feet on the westerly side of 4th Avenue North and extends back between parallel lines 174 feet, with the northerly margin of Garfield Avenue to an alley in the rear.

Being the same property conveyed to Devon J. Sutherland, married, by Warranty Deed from Herman Ross, dated November 4, 2015, of record in Instrument No. 20151109-0113875, 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 2018; a lien not yet due and payable.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 21, Page 7, 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: 1701 4th Ave N., Nashville, TN 37208

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, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30 day of May, 2018.

**Devon J. Sutherland**

**Edie Sutherland**

**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 and Edie 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 30th day of May, 2018.

Commission Expires:
5-2-2022

Notary Public:

LYNETTE WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON