RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$306,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2019.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 201339 DEEDWARR
03/04/2019 10:16:00 AM 2 pgs
Fees: $13.00 Taxes: $1,134.05

20190304-0019330

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANGELA MARIE SUTHERLAND AND STEVEN CHRISTIAN SUTHERLAND	**NEW OWNER**	**053 12 0 274.00**
438 ELM ST		
BATAVIA, IL 60510		

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,
KRISTA HRUDICKA, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAV BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ANGELA MARIE SUTHERLAND AND STEVEN CHRISTIAN SUTHERLAND, WIFE AND HUSBAND

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

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Resubdivision of Lots 1 & 2 Bradley Pointe, of record in Instrument No. 20150416-0033660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KRISTA R. HRUDICKA, by deed from JOHN W. GOLDEN AND MADELINE MARIE GOLDEN, HUSBAND AND WIFE, of record in Instrument No. 20180801-0075072, dated June 29, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as 804 Cerrito Landing, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 26th day of February, 2019.

Krista Hrudicka

KRISTA HRUDICKA

State of Tennessee)
County of Davidson)

On this 26th day of February, 2019, before me personally appeared, **KRISTA HRUDICKA** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY