NEW OWNER:
MICKEY AND JANICE HARLOW TRUST
1139 BATTERY LANE
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1021

Map & Parcel: 13209005900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 436718 **DEEDWARR**
07/13/2020 03:02:09 PM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20200713-0076462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Fifty-Nine Thousand and 00/100 Dollars ($659,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LINDA GRAVES SUTHERLAND, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICKEY L. HARLOW AND JANICE R. HARLOW, TRUSTEES OF THE MICKEY AND JANICE HARLOW TRUST DATED MARCH 9, 2016,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT I:

Land located in DAVIDSON County, Tennessee, and being the northerly one hundred feet of the southerly 381 feet of lot number 34-A on the plan of Oak Hill Subdivision number 1 by W.H. Soper as recorded in Plat Book 547, Page 49, of record in the Register's Office for Davidson County, Tennessee.

Said lot number 34-A fronts one hundred feet on the south side of Glendale Road and extends seven hundred and seventy five feet back between parallel lines to a dead line as shown on plan.

TRACT II:

Land located in DAVIDSON County, Tennessee, being Lot No. 12 on the Map of W.W. Wilkinson's Subdivision of Lots Nos. 32, 33-A and 33-B, in Oak Hill Subdivision No. 1 as of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the easterly side of a Road, to Glendale Park and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to LINDA GRAVES SUTHERLAND by Quitclaim Deed from Kirkman Sutherland, dated December 14, 1988, and of record in Book 7957, Page 185, Register's Office for Davidson County, Tennessee. For further reference to title, see deed to Linda Graves Sutherland, of record in Book 7144, Page 414, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **4406 LEALAND LANE, NASHVILLE, TN 37204**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 49 (Tract I), Plat Book 547, Page 49 and Plat Book 843, Page 82 (Tract II), and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of July, 2020.

Linda Graves Sutherland
LINDA GRAVES SUTHERLAND

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LINDA GRAVES SUTHERLAND**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$659,000.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022