Karen Johnson Davidson County
Batch# 452147 DEEDWARR
08/06/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200806-0087744

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060046

KRISTEN M. TRAMM Notary Public At Large SUMNER COUNTY TN

STATE OF TN }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF August, 2020.

NOTARY PUBLIC

My Commission expires: OCT 20 2020

Address of New Owner
Kirk Sutherland and
Melody Sutherland
1104 Thorncrest Road
Nashville, TN 37211

Send Tax Bills To:
F&M Bank
10 Cadillac Dr.
Brentwood, TN 37027

Tax Information:
161-06-0A-029.00CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Cory Myers, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kirk Sutherland and Melody Sutherland, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/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 Unit 29 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restriction and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Cory Myers, married man, by Warranty Deed from Davis M. McCracken, unmarried, dated 07/10/2017 and recorded on 07/18/2017 in Instrument No. 20170718-0072329, Register's Office for Davidson County, Tennessee.

This is property generally located:
1104 Thorncrest Road, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20070705-0080241, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070614-0071397, supplemented in Instrument No. 20080325-0030014, and Instrument No. 20080709-0070601, said Register's Office.
4. Storm Water Detention Agreement of record in Instrument No. 20070404-0040188, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend

the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Robert Cory Myers** has/have caused this instrument to be executed, this the 3 day of August, 20 20.

Robert Cory Myers
Robert Cory Myers

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Cory Myers,** 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.

This the 3rd day of August, 20 20.

My commission Expires: 8/27/22

NOTARY PUBLIC

BRONER MCCOY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

