Bov

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1998. Notary Public MY COMMISSION EXPIRES: May 26, 2002. (AFFIX SEAL)

BOOK 11097 PAGE 471

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Sullivan Jr.	Southeastern Mortgage of Tennessee, Inc.	149-8-188
(NAME)	(NAME)	
711 Clearwater Court	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John R. Sullivan and wife Dorothy S. Sullivan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Sullivan Jr., unmarried, 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. 16B on the Plan of Edge-O-Lake, Section 21, of record in Plat Book 6250, Page 111, and amended in Book 6900, Page 256, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John R. Sullivan and wife Dorothy S. Sullivan by deed of record in Book 7193, Page 739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

6338 09/03 0101 03CHECK 247.80

unimproved ☐
This is improved ☒ property, known as 711 Clearwater Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

0483777
IDENTIF. + REFERENCE

98 SEP -3 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 27th day of August, 1998.

John R. Sullivan

Dorothy S. Sullivan

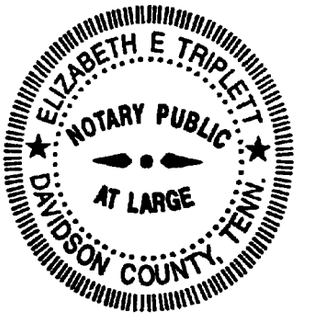
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named John R. Sullivan and wife Dorothy S. Sullivan the bargainors, 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 8/27/98.

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11097 PAGE 473

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 247.80
CHECK 247.80

09/03/98 01 09:26 0001 6338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0483777
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1341777