Instr:200007100067986 Page: 1 OF 2
REC'D FOR REC 07/10/2000 10:25:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

WARRANTY DEED

N--AMC-00-1114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Ginger A. Naylor
Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: May 31, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Naylor	New owner	
12363 Old Hickory Blvd. (ADDRESS)	(NAME) (ADDRESS)	164-00-163
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE R. SULLIVANT AND WIFE REGINA SULLIVANT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GINGER NAYLOR, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point on the southerly marginof Old Hickory Boulevard at northwest corner of the property conveyed to Sam R. Davis and wife, by H. C. Bratton and wife, of record in Book 2204, Page 182, Register's Office for said County; thence with the southerly margin of said Old Hickory Boulevard, South 67 deg. West 220 feet northwest corner of the Anna Bell Whitley Reeves property; thence with the eastern boundary line of said Reeves' property, South 19 deg. East 404 feet; thence South 88 deg. East 273.6 feet to the southwest corner of said Davis property; thence with the western boundary line of said Davis property, North 23 deg. 521 feet to the beginning.

Being the same property conveyed to Steve R. Sullivant and wife, Regina Sullivant, as tenants by the entirety, as shown of record in Book 9025, Page 756, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 12363 Old Hickory Blvd., Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 5th day of July, 2000.

Steve R. Sullivant

Regina Sullivant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Steve R. Sullivant and wife Regina Sullivant, 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 at Antioch, Tennessee, this 5th day of July, 2000.

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

My Commisison Expires MAR. 23, 2002

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 5th day of July, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138