WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER is $64,000.00

Sandra M. McCauley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Sarah Tyler
Notary Public

MY COMMISSION EXPIRES: 7/20/03
(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007110068630 Page: 1 OF 2
REC'D FOR REC 07/11/2000 12:40:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra M. McCauley	Southeastern Mortgage of Tennessee	108-03-0-A-41
(NAME) 931 Patio Drive	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 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,

JOSEPH ALLEN SULLIVAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA M. MCCAULEY, 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:

Being Lot No. 25, Unit 41, Condominium Site Plan of Phase Two, Section Three, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Allen Sullivan by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Instrument No. 200004260041428 Register's Office for said County.

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

Articles of Incorporation for HOA as shown of record in Deed Book 6031, Page 493, Register's Office for said County.

Deed of Conveyance as shown of record in Deed Book 6021, Page 914, Book 6021, Page 919, Book 6165, Page 742, and in Book 6165, Page 747, Register's Office for said County.

Deed of Common Area to HOA as shown of record in Deed Book 6155, Page 234, and in Book 6155, Page 236, Register's Office for said County.

Subject to Homeowner's Association dues.

unimproved ☐
This is improved ☒ property, known as 931 Patio Drive, Nashville, TN 37214
(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 30th day of June, 2000.

Joseph Allen Sullivan

Joseph Allen Sullivan

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Joseph Allen Sullivan the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

My Commission Expires 7/26/03

Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number200006133
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122