WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/02 13:41 2pgs
Fees:13.00 Taxes:332.63

20020222-0023065

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Sonya A Blanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~June 16, 2004~~. 9-28-02
(AFFIX SEAL)

My Commission Expires SEPT 28 2002

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Johansen	National Bank of Commerce	Map 176-2/Parcel 3
(NAME)	(NAME)	
4848 Peppertree Drive	One Commerce Square	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013	Memphis, Tennessee 38150	
(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, Thomas J. Sullivan and wife, Diane D. Sullivan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Johansen and wife, Inna Johansen, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 172, Peppertree Forest, Revised Section 1, of record in Book 6900, pages 973, 974, and 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas J. Sullivan and wife, Diane D. Sullivan by warranty deed from Terry Lee Smith and wife, Anne E. Smith, of record in Book 9781, page 409, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 Metropolitan Davidson County Taxes constitute a lien, but are not yet due and payable. (2) Restrictions and easements as contained in Book 7982, page 736, Register's Office of Davidson County, Tennessee. (3) All matters shown on Plat recorded in Book 6900, pages 973, 974 and 975, said Register's Office. (4) Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8287, page 31, Book 8287, page 54, Book 8855, page 555, Book 8855, page 559, Book 8855, page 616 and Book 8855, page 621.

unimproved ☐
This is improved ☒ property, known as 4848 Peppertree Drive, Antioch, TN 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 our hands this 15th day of February, 2002.

Thomas J. Sullivan

Diane D. Sullivan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Thomas J. Sullivan and Diane D. Sullivan, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this.

Commission expires: June 16, 2004

Yvette Lyn Meldrum Notary Public

