Davidson County DEEDWARR
Recvd: 09/03/03 08:10 2pgs
Fees:13.00 Taxes:643.43

20030903-0127179

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Mary R. Baker
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of August, 2003.

Laurie M. Hart
Notary Public

LAURIE M. HART
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
12-15-2004
WILLIAMSON COUNTY, TN

My Commission Expires: 12-15-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer A. Holland
7252 Hyw 70 South #804
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 142-07-0-O-F-032.00
CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin J. Sullivan and Patricia Sullivan, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer A. Holland, unmarried** hereinafter referred to as 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 32 UNIT No. 804 of Bellevue Commons Townhomes, created under Title 66, Charter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master deed for a more complete identification and location of said Unit.

Being the same property conveyed Kevin J. Sullivan and Patricia Sullivan, husband and wife by Warranty Deed from Pulte Homes Tennessee Limited Partnership at Instrument No. 20020530-0065846, Register's Office for Davidson County, Tennessee, dated May 29, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record at Instrument No. 2000 072000 71772 and 2000 082800 84760, Register's Office for Davidson and County, Tennessee.

HOA Charter of record 2000 072000 71771,Register's Office for &*V28& County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2000 100901 00204 and 2000 091500 918768, Register's Office for &*V28& County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7252 Hyw 70 South #804, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 25th day of August, 2003.

Kevin J. Sullivan

Patricia Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Sullivan and Patricia Sullivan, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2003.

Notary Public

My Commission Expires: _____

09225-BW