Davidson County DEEDWARR
Recvd: 03/08/04 12:20 2pgs
Fees:13.00 Taxes:303.40

20040308-0026159

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Graves	NEW OWNER	127-287
(NAME) Charlotte Pike	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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,

TRENT D. SULLIVAN AND JOANNE HOERLE SULLIVAN, BOTH UNMARRIED

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

WILLIAM GRAVES AND WIFE, JACKIE GRAVES,

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 the 23rd District of Davidson County, Tennessee, BEGINNING as an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said pin being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, page 196), thence with the northerly right-of-way of Charlotte Pike as follows; S 53 deg. 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 635.28 feet to the true point of beginning; said point being the southwest corner of Tract 5 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike westerly with a curve to the right, having a radius of 2825.00 feet a distance of 260.00 feet (LC-S 69 deg. 11' W, 259.91 feet) to an iron pin located at the southeast corner of Tract 3; thence with Tract 3, N 0 deg. 26' W a distance of 2142.48 feet to an iron pin located in the southerly line of Gary Smith property; thence with Smith's line S 88 deg. 04' E a distance of 2.00 feet to a concrete monument located at the southwest corner of Deerwood Estates; thence with Deerwood Estates S 83 deg. 49' E a distance of 243.29 feet to an iron pin located at the northwest corner of Tract 5; thence with Tract 5 S 0 deg. 26' E a distance of 2023.83 feet to the point of beginning, according to a survey performed by Ronny G. Brown Surveying RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

Being the same property conveyed to Trent D. Sullivan and wife, Joanne E. Sullivan by Warranty Deed dated April 26, 1999 from Wade A. Reed and wife, Lavar Reed of record in Book 11457, Page 16, Register's Office for Davidson County, TN. Joanne E. Sullivan now being known as Joanne Hoerle Sullivan.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as Charlotte Pike, Nashville, TN 37221

(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 20th day of February, 2004.

Trent D. Sullivan

Joanne Hoerle 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 Trent D. Sullivan and Joanne Hoerle Sullivan, 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 Brentwood , Tennessee this 20th day of February, 2004

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.