WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Matthew W. Tays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Tays	Realty Mortgage Corporation	142-9-A-36CO
(NAME)	(NAME)	
834 Todd Preis Drive	7000 Executive Center Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, **Kristen J. Sullivan and husband, Mark Sullivan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew W. Tays, 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:

A certain condominium unit being Unit No. 28A on the Plan of Doral Country Villa Condominium, Section Two, as of record in Plat Book 4860, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Kristen Joy Meeks, unmarried by deed from Tim Ogle and wife, Noel Ogle of record in Instrument Number 20030908-0130538 and re-recorded in Instrument Number 20030918-0137798, Register's Office for Davidson County, Tennessee. The said Kristen Joy Meeks having since married and is now known as Kristen J. Sullivan.

Mark Sullivan, husband of the said Kristen J. Sullivan joins in this conveyance for the purposes of conveying any and all right and title that he may now, or at any time in the future have in subject property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantors; (b) Charter in Book 5220, Page 112, Register's Office for Davidson County, Tennessee; and (c) Master Deed and By-Laws in Book 5011, Page 395; Book 5015, Page 251; Book 5048, Page 715; Book 5124, Page 165, Register's Office for Davidson County, Tennessee; (d) Quitclaim Deed of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee; and (e) all matters as set forth on the Plan of record in Book 4860, Page 122, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 834 Todd Preis Drive, 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 hand this 29th day of November, 2004.

Davidson County DEEDWARR
Recvd: 11/30/04 14:47 2pgs
Fees:13.00 Taxes:436.23

20041130-0142415

Kristen J. Sullivan
Kristen J. Sullivan

Mark Sullivan
Mark Sullivan

STATE OF TENNESSEE

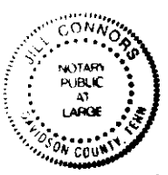
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2004.

Commission expires:

7-19-08



Jill Connors

Notary Public