WARRANTY DEED

FILE BOX 19B
04-11-035-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Ms. D. Adcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GERD WARNATZSCH AND WIFE, CLAUDIA WARNATZSCH	WELLS FARGO HOME MORTGAGE, INC.	182-12-0-A
(NAME) 708 Candy Apple Cove	(NAME) 4456 CORPORATION LANE, SUITE 300	047.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) VIRGINIA BEACH, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL SULLIVAN BUILDERS, G.P.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GERD WARNATZSCH AND CLAUDIA WARNATZSCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 No. 275, on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument No. 20031204-0174333, 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 MICHAEL T. SULLIVAN AND MAXINE SULLIVAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by Deed from PROVIDENT DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 5, 2004, of record in Instrument No. 20040211-0016308, Register's Office for Davidson County, Tennessee. AND further conveyed to MICHAEL SULLIVAN BUILDERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by QUITCLAIM DEED of record in Instrument No. 20050104-0000849, being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Apple Valley, of record in Instrument No. 20020724-0088783 and made applicable to Section Two in Instrument No. 20031208-0175884, and in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now, nor has it ever been the principal place of residence of the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 708 Candy Apple Cove, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 01/04/05 08:23 2 pgs
Fees:13.00 Taxes:943.13

20050104-0000849

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 30th day of December, 2004

MICHAEL SULLIVAN BUILDERS, G.P.
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL SULLIVAN, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **MICHAEL SULLIVAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged HIMSELF to be the of **MICHAEL SULLIVAN,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that HE as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the GENERAL PARTNERSHIP by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 2004.

My Commission Expires: 03/31/07

_____
Notary Public