**WARRANTY DEED**

BOX 10-A

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




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sean Bellinger | First Residential Mortgage Network, Inc. | Map 161-01-A |
| (NAME) 5312 Edmondson Pike Unit 5 | (NAME) 9500 Ormsby Station Road | Parcel 61 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Louisville, KY 40223-4027 | |
| (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, **JEFF W. SULLIVAN AND WIFE, ASHLEY S. SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN BELLINGER, 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 in Davidson County, Tennessee, being Unit No. 5312, # 5, together with Garage No. 11 as shown on the Plan of Danbury Condominiums as Exhibit "C" to the Master Deed of Danbury Homeowners Association of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements of Danbury Homeowners Association as described in Master Deed of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeff W. Sullivan and wife, Ashley S. Sullivan by deed dated May 16, 2003 from Stephen E. Chaisson of record in Instrument #20030521-0069626, said Register's Office and by Deed of Correction of record in Instrument #20050419-0043468, said Register's Office.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing in the Master Deed of record in Book 6612, page 75, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/19/05 13:11 2 pgs
Fees:13.00 Taxes:288.60
20050419-0043469

unimproved ☐

This is improved ☒ property, known as 5312 Edmondson Pike Unit 5, Nashville, TN 37211

(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 18th day of April, 2005.

Jeff W. Sullivan

Ashley S. 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 Jeff W. Sullivan and Ashley S. Sullivan, the bargainor, 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 18th day of April, 2005.

Commission expires:

Notary Public

