WARRANTY DEED

FILE BOX 19B
05-06-034-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2005

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 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PATRICK DINES, UNMARRIED	SUNTRUST MORTGAGE, INC.	182-12-O-A
(NAME) 712 Candy Apple Cove	(NAME) 201 4th Ave. N	46.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (	

Davidson County DEEDWARR
Recvd: 07/06/05 12:28 2 pgs
Fees:13.00 Taxes:883.93

20050706-0077454

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 A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK DINES, UNMARRIED**, hereinafter called the Grantee(s), its successors 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. 276 on the Plan of Section Two, Apple Valley, a Residential Planned Unite Development, 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 part of the same property conveyed to MICHAEL SULLIVAN BUILDERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by deed from MICHAEL T. SULLIVAN, MARRIED AND MAXINE SULLIVAN, UNMARRIED, of record in, Instrument No. 20050104-0000848, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 200210724-0088783 and made applicable to Section Two in Instrument No. 20031208-0175884, 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.

BEING unimproved ☐
Improved ☒ property known as: 712 Candy Apple Cove, Antioch, TN, 37013.

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

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 June, 2005

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 State 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 GENERAL PARTNER of **MICHAEL SULLIVAN BUILDERS, G.P A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.