WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. 5/28/06

RETURN TO:
PREMIER ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
FRANKLIN, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Sullivan	Aliant Bank	117-2-D-15.00CO
(NAME)	(NAME)	
3039 Woodlawn Drive	1100 Corporate Pkwy Ste 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35242	
(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,

George K. Khoury Jr. and April K. Harrison, as joint tenants with right of survivorship,

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

Patrick J. Sullivan, and wife Jaime R. Sullivan,

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 apartment in Davidson County, Tennessee, being Unit No. 15 on the Plan of The Clairmont Condominiums, of record in Book 6200, Page 551, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being same property conveyed to George K. Khoury, Jr. and April K. Harrison, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from The Heirs of Roselle Schwartz, being Michael Schwartz, Alan H. Schwartz, Richard K. Schwartz and Suzanne Christian dated May 30, 2003 of record in Instrument No. 20030605-0077777, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the 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.

unimproved ☐

This is improved ☒ property, known as 3039 Woodlawn Drive, Nashville, TN 37215
(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 25th day of July, 2005.

Davidson County DEEDWARR
Recvd: 08/01/05 11:27 2 pg
Fees:13.00 Taxes:910.20

20050801-0089534

George K. Khoury Jr.

April K. Harrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 25th day of July, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared George K. Khoury, Jr. and April K. Harrison known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 25th day of July, 2005.

Commission expires: 5-27-07

Sharon L. Riney
Notary Public

