Davidson County DEEDWARR
Recvd: 09/14/05 13:19 2 pgs
Fees:13.00 Taxes:333.00
20050914-0110630

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Robert Aaron Brown
Suzanne Brown
8240 Saundersville Rd
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owners

MAP 74-12
PARCEL 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **CATHERINE MARTIN SULLIVAN,** has this day bargained and sold, and does hereby transfer and convey unto **ROBERT AARON BROWN and SUZANNE BROWN,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 175 on the Plan of Hermitage Hills, Section 2, Revised of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a 10 foot public utilities easement and a 45 foot minimum building setback line of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and easements found of record in Book 3096, Page 5, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

Being the same property conveyed to Robert Carl Sullivan and wife, Catherine Martin Sullivan by Deed from George A. Sullivan and wife, Mary M. Bouldin dated December 1, 1976 and of record in Book 5094, Page 768, Register's Office of Davidson County, Tennessee. Robert Carl Sullivan, now being deceased. Therefore, Catherine Martin Sullivan holds title to subject property by virtue of surviving tenant by the entirety. Katherine Martin Sullivan and Catherine Martin Sullivan are one and the same person,.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 2900, Page 112, restrictions in Book 3096, Page 5, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of September, 2005.

Katherine Martin Sullivan
CATHERINE MARTIN SULLIVAN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, CATHERINE MARTIN SULLIVAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of September 2005.

Christie M. Birdwell
NOTARY PUBLIC

My Commission Expires: 3/3/09

CHRISTIE M. BIRDWELL STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

Suzanne Brown
AFFIANT

Subscribed and sworn to before me this the 12th day of September, 2005.

Christie M. Birdwell
NOTARY PUBLIC

My Commission Expires: 3/3/09

CHRISTIE M. BIRDWELL STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY