File No. [redacted]0039

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/23/05 12:17 2 pgs
Fees:13.00 Taxes:410.70

20050923-0114443

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Shawn Pitman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2005.

Teri W Nicholson
Notary Public

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Lawrence	Carolyn Lawrence	119-10-0-209.00
(NAME)	(NAME)	
2901 Dobbs Ave.	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **PEGGY SULLIVAN, AN UNMARRIED WOMAN, AND EDWARD SULLIVAN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN LAWRENCE, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 19, Block F, on the Plan of Part One of Woodbine Courts, as shown by plat appearing of record in Plat Book 1130, Page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Hubert G. Poole and Vernice P. Dickens by Deed dated September 18, 1961 of record in Book 3281, Page 101, Register's Office for Davidson County, Tennessee. The said Hubert G. Poole died testate on May 1, 1990, devising all of his one-half (½) undivided interest in subject property to Vernice Dickens and Peggy Sullivan as evidenced by the Last Will and Testament of Hubert Poole of record in Will Book 170, Page 8, Probate Court Clerks' Office for Davidson County, Tennessee. By Executrix Deed of record in Book 8256, Page 629, said Register's Office, Peggy Sullivan, Executrix of the Last Will and Testament of Hubert G. Poole conveyed said one-half (½) undivided interest in subject property to Vernice P. Dickens and Peggy D. Sullivan. The said Vernice P. Dickens died intestate on December 24, 1992, leaving Peggy D. Sullivan her only heir at law as evidenced by Affidavits of Heirship of record in Book 9217, Page 155 and in Book 9843, Page 437, said Register's Office. Said property was further conveyed to Peggy Sullivan, an unmarried woman and Edward Sullivan, an unmarried man by Quitclaim Deed dated February 11, 2004 of record in Instrument No. 20040212-0016883, said Register's Office.

Restrictive Covenants of record in Book 7003, Page 42; all matters shown on plat of record in Plat Book 1130, Page 39; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2901 Dobbs Ave., 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 21ST day of September, 2005.

Peggy Sullivan

Edward Sullivan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peggy Sullivan, an unmarried woman and Edward Sullivan, an unmarried man the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of September, 2005.

Commission expires: 3/18/07

Notary Public

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250900039

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129