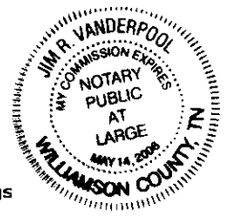
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/30/05 08:40 2 pgs
Fees:13.00 Taxes:1183.63



20051130-0143685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF NOVEMBER, 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
Derek W. Anderson	Same	Map 103-09
(NAME)	(NAME)	
5724 Stoneway Trail		Parcel 20
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **PATRICK J. SULLIVAN AND WIFE, ROSEANNE SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK W. ANDERSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Hillwood Park of record in Plat Book 3300, pages 27-28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chet A. Wiman, Kelly C. Wiman and Patrick J. Sullivan by deed from Bettilyn B. Streater of record in Book 8034, page 91, said Register's Office. Chet A. Wiman conveyed his interest in said property to Kelly C. Wiman and Patrick J. Sullivan by Quitclaim Deed of record in Book 8411, page 522, said Register's Office. Patrick J. Sullivan and Kelly C. Wiman each conveyed a 1/6th interest to Randy C. Coomes by Quitclaim Deed of record in Book 8411, page 524, said Register's Office. Kelly C. Wiman and Randy C. Coomes conveyed all of their interest in said property to Patrick J. Sullivan by Quitclaim Deed of record in Book 8839, page 214, said Register's Office. Patrick J. Sullivan then conveyed a ½ interest in said property to John J. Sullivan by Quitclaim Deed of record in Book 8839, page 217, said Register's Office. John J. Sullivan and wife, M. Elaine Sullivan conveyed their interest in said property to Patrick J. Sullivan and wife, Roseanne Sullivan by Quitclaim Deed of record in Book 10787, page 993, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 3300, pages 27-28, said Register's Office; and (c) restrictive covenants of record in Book 3312, page 104, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5724 Stoneway Trail, Nashville, TN 37209

(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 28th day of November, 2005.

Patrick J. Sullivan By Rose Anne Sullivan,
Attorney in Fact

Roseanne 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 Roseanne Sullivan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of November, 2005.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2005, before me personally appeared Rose Anne Sullivan, to me known to be the person who executed the foregoing instrument on behalf of Patrick J. Sullivan and acknowledged that she executed the same as the free act and deed of Patrick J. Sullivan.

Witness my hand and official seal at Nashville, Tennessee this 28 day of November, 2005.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

Notary Public