Box 13 # 11428

File No. 20060171

WARRANTY DEED

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Khamone~~ Sorsinxay	First Franklin	33-4-43.00
(NAME)	(NAME)	
519 Alta Loma Road	320 Seven Springs Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood TN 37027	
(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, Erik B. Sullivan and wife, Jolene R. Sullivan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Khamone~~ * Sorsinxay, (unmarried) 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: * Khamone

Property located in the city of Goodlettsville, Davidson County, Tennessee, being Lot No. 28 on the Map of Goodlettsville Heights, Section IV of record in Book 2133, pages 43 and 44, Register's Office for said County, describes as follows: Beginning at a point on the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 28 and 29; thence with the north line of Lot No. 29 westwardly 325 feet to a point, said point being the common rear corners of Lots Nos. 28 and 29; thence northwardly 16.7 feet to a point; thence westwardly 26 feet to a point; thence northwardly 107 feet to a point, said point being the common rear corner of Lots Nos. 27 and 28; thence with the south line of Lot No. 27 eastwardly 350 feet to a point in the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 27 and 28; thence with said westerly margin of Alta Loma Road southwardly 117.8 feet to the point of beginning.

Being the same property conveyed to Erik B. Sullivan and Jolene R. Sullivan, husband and wife, by deed from Virgil Ray and wife, Barbara Ray, of record in Book 9958, page 783, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2147, page 53, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 519 Alta Loma Road, Goodlettsville, TN 37072

(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 5th day of May, 2006.

Erik B. Sullivan

Jolene R. Sullivan

Davidson County DEEDWARR
Recvd: 05/22/06 12:13 2 pgs
Fees:13.00 Taxes:733.71

20060522-0059818

File No. 20060171
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik B. Sullivan and wife, Jolene R. Sullivan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2006.

Commission expires: 10/07/2009

Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFTER RECORDING RETURN TO: