WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2007

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 1/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Steppy (NAME)	BANK OF AMERICA (NAME)	MAP & PARCEL
3121 Boulder Park Drive (ADDRESS)	200 S. COLLEGE ST. (ADDRESS)	09615004600
Nashville, TN 37214 (CITY) (STATE) (ZIP)	CHARLOTTE NC 28255-0001 (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, Dawn Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Steppy, a single man

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:

Being Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 85.00 feet on the southeasterly side of Boulder Park Drive and runs back between parallel lines 185.00 feet to a dead line.

Being the same property conveyed to Dawn Sullivan, an unmarried woman from Elizabeth Ann Bumbalough by Warranty Deed recorded November 21, 2003 as Instrument Number 20031121-0169978 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of Hickory Bend Subdivision, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Easement for Avigation and contract in favor of the Metropolitan Nashville Airport Authority of record in Book 9365, Page 680, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/01/07 11:24 2 pgs
Fees:13.00 Taxes:554.63
20070501-0051716

unimproved ( )
This is improved (X) property, known as 3121 Boulder Park Drive, Nashville, TN 37214
(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 my hand this 27th day of April 2007

Dawn M Sullivan
Dawn Sullivan

STATE OF ~~TENNESSEE~~ Massachusetts
~~Maine~~ ✓ Suffolk
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn 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 ~~Madison~~ 35 Washington ✓St. Brighton, MA ~~Maine~~, ~~Tennessee~~ this 27th day of April 2007.

Commission expires ✓ June 14, 2013

✓ _____
Notary Public

YOUYI SHI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 14, 2013

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public