(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 09:24 2 pgs
Fees:13.00 Taxes:388.13

20070503-0052874

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 101,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Sullivan	GMAC Mortgage (NAME)	**093-11-0C-031.00 CO**
(NAME) **646 2nd Avenue, South**	100 Witmer Road. P.O.Box 963 (ADDRESS)	
(ADDRESS) **Nashville,TN 37210**	Horsham, PA 19044-0963	
(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, **Melissa D. Bell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Sullivan,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 31, RUTLEDGE HOUSE Condominiums, of record in Book 6900, Page 318 and Book 11700, Page 26, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Melissa D. Bell, unmarried by Warranty Deed from Rutledge House, Ltd., recorded on the 5th day of February, 2001 in Instrument No. 20010205-0010810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **646 2nd Avenue, South, Nashville, TN 37210**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **April, 2007**.

Melissa D. Bell

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Melissa D. Bell**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4/30/2007.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

