** Taxes paid in Williamson County Tennessee

mail

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW
103 CONTINENTAL PLACE
SUITE 305
BRENTWOOD, TN. 37027

Our File Number: 27649SB

MAP/GROUP/PARCEL: 042-16-0-049.00

BK/PG:4241/805-806
07018235

DEED	
04/23/2007	11:02 PM
BATCH	97692
MTG TAX	0.00
TRN TAX	506.90
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	519.90

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

NEW OWNER'S NAME AND ADDRESS:
ANNA C. SULLIVAN
109 PEGGY STREET
MADISON, TN 37115

SEND TAX BILLS TO:
Access National Mortgage Corporation
1800 Robert Fulton Drive Ste 350
Reston, VA 20191

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MURRAY J. PHILIP** ~~PHILLIP~~, UNMARRIED, hereinafter called Grantor, does hereby transfer and convey unto, **ANNA C. SULLIVAN, AN UNMARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31, on the Plan of Finnland Heights, Part 2, as shown on plat of record in Plat Book 1424, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Murray J. Philip in Instrument No. 20021115-0142316, recorded 11/15/2002, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 109 PEGGY STREET, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 05/09/07 15:03 2 pgs
Fees:12.00 Taxes:0.00
20070509-0055920

MURRAY J. PHILIP

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **MURRAY J. PHILIP**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 23rd day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $137,000.00.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY