WARRANTY DEED

FILE BOX 19B
07-05-052-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2007

Notary Public

My Commission Expires: ~~01/03/11~~ 11/22/2010 (AFFIX SEAL)

Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 3[illegible]
Nashville, TN 37215

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
OMRAN A CHALKEY AND FATMA CHALKEY	" NEW OWNER "	172-15-A
(NAME) 2313 Sunnett Place	(NAME)	241.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL T. SULLIVAN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OMRAN A CHALKEY AND WIFE, FATMA CHALKEY**, hereinafter called the Grantee(s), 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. 248 on the Plan of Holt Woods Section Thirteen, a Planned Unit Development, of record in Book 9700, Page 598, Register's Office for Davidson County, Tennessee.

BEING all the same property conveyed to MICHAEL T. SULLIVAN, by Quitclaim Deed from H. MAXINE SULLIVAN, UNMARRIED, of record in Instrument No. 20001205-0119528, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Holt Woods, of record in Book 9570, Page 22, and made applicable in Book 10800, Page 575, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TRACEY R. SULLIVAN, spouse of the above named **MICHAEL T. SULLIVAN,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Davidson County DEEDWARR
Recvd: 06/18/07 11:08 2 pgs
Fees:13.00 Taxes:962.00
20070618-0072486

BEING unimproved ☐
Improved ☒ property known as: 2313 Sunnett Place, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of June, 2007.

MICHAEL T. SULLIVAN

TRACEY R. 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 **MICHAEL T. SULLIVAN AND WIFE, TRACEY 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 at Brentwood, Tennessee, this 15th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON