WARRANTY DEED

FILE BOX 19B
07-09-018-KR

Davidson County DEEDWARR
Recvd: 10/12/07 09:42 2 pgs
Fees:13.00 Taxes:443.63
20071012-0121336

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of October, 2007

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: ~~01/03/11~~ 05/26/09 (AFFIX SEAL)

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
ANGELA E. SULLIVAN, a single person	Angela E. Sullivan	82-09-M
(NAME)	(NAME)	
421 Van Buren Street	36 Fawn Creek Pass	4.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37214	
(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, **WILLIAM H. EASON, JR.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELA E. SULLIVAN, a single person**, 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:

A CERTAIN CONDOMINIUM UNIT in DAVIDSON County, Tennessee described as follows: Unit 4 along with the designated garage for said unit, together with the appurtenant interest in the common elements of Van Buren Street Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060619-0072279 as amended in 20060727-0091088 and 20070518-005960 and further described on plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee; "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the By-Laws for the administration thereof of record in Instrument No. 20060619-0072279, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to William H. Eason, Jr., married by Deed from Intown Properties, LLC, a Tennessee Limited Liability Company , dated November 25th, 2003 of record in Instrument No. 20031202-0173106 , Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of , of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and will be the responsibility and will be paid by the Grantor(s) herein.***

Subject property was not the primary resident of the Grantor (s)

BEING unimproved ☐
Improved ☒ property known as: 421 Van Buren Street, Nashville, TN, 37208.

(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, my hand, this 10th day of October, 2007.

WILLIAM H. EASON, JR.

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 **WILLIAM H. EASON, JR.** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of October, 2007.

My Commission Expires: ~~01/03/11~~ 05/26/09

Notary Public

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY