File No. 270901178

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/07 08:40 2 pg:
Fees:13.00 Taxes:695.60

20071023-0125151

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00 $188,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE SUMNER

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Cary and William J. Cary	The Same.	147-02-0-138.00
(NAME) 1411 Old Hickory Blvd	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **John W. Sullivan**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Cary and William J. Cary**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 15, on the Plan of Section Two, Elysian Park, as shown by plat appearing of record in Plat Book 2854, Page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John W. Sullivan and wife, Mary W. Sullivan by Warranty Deed dated November 14, 1960 of record in Book 3159, Page 149, Register's Office for Davidson County, Tennessee. The said Mary W. Sullivan died on 2/20/03, leaving John W. Sullivan the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 398 Coventry Dr., Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 19th day of October, 2007.

John W. Sullivan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John W. Sullivan the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of October, 2007.

Commission expires: 3-20-2011

Lynn F. Vaught
Notary Public

File Number: 270901178

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129

