This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**James W. Sullivan**
**8584 Sawyer Brown Road**
**Nashville, Tennessee 37221**

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
**None**

Davidson County DEEDWARR
Recvd: 02/06/08 14:00 2 pgs
Fees:13.00 Taxes:691.90

20080206-0012467

**MAP** 142-13
**GROUP** C
**PARCEL** 11.00 CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nancy Gayle Ensminger Rohling and Marguerite Ensminger Orange, Executors of the Last Will and Testament of Dorothy Gayle Flanary Ensminger, deceased, pursuant to her Last Will and Testament and without the necessity of joinder of any beneficiary of said estate,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James W. Sullivan and wife, Sharon G. Sullivan**, 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 Unit No. 8584, together with the respective carport designated as 8584-C, in River Plantation, Section Ten, Phase II-A, Condominiums, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Book 7900, page 956 and 957, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, and annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Charles J. Ensminger and wife, Dorothy F. Ensminger, the said Charles J. Ensminger having predeceased his wife, by deed from Haury & Smith Contractors, Inc. of record in Book 10005, page 835, Register's Office for Davidson County, Tennessee; and conveyed to the Grantors by the Last Will and Testament of Dorothy Gayle Flanary Ensminger, deceased, of record in the Probate Court Clerk's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **8584 Sawyer Brown Road, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

08-5787

WITNESS my hand this the 4th day of **February, 2008.**

Nancy Gayle Ensminger Rohling, Executor

**Nancy Gayle Ensminger Rohling, Executor**

Marguerite Ensminger Orange, Executor

**Marguerite Ensminger Orange, Executor**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Gayle Ensminger Rohling, Executor and Marguerite Ensminger Orange, Executor,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of February, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $187,000.00.

Sharon B. Seeley
AFFIANT

Subscribed and sworn to before me on this 4th day of February, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010