McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF FEBRUARY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02558 GILBERT CIP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Juliet Gilbert | Same | 16-14C-43.00CO |
| 743 Fox Ridge Drive | | |
| Brentwood, TN 37027 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ERIC J. SULLIVAN, AND WIFE, LI H. SULLIVAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**JULIET GILBERT, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 743 Fox Ridge Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 Our hand on the 22nd day of February, 2008.

Eric J. Sullivan

Li H. Sullivan

Davidson County DEEDWARR
Recvd: 03/13/08 13:41 2 pgs
Fees:13.00 Taxes:579.05

20080313-0025403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ERIC J. SULLIVAN AND LI H. 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 Franklin, Tennessee, this 22nd day of February, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 743, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, A HORIZONTAL PROPERTY REGIME, LOCATED ON FOX RIDGE DRIVE AND STONE BROOK DRIVE, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, RECORDED IN BOOK 5200, PAGE 376, AND 377, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5818, PAGE 915, AND AMENDED IN BOOK 5868, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

THE LEGAL DESCRIPTION IN THE PREVIOUS DEED ERRONEOUSLY STATED THAT THE MASTER DEED WAS AMENDED IN BOOK 5868, PAGE 70, SAID ERROR HAS BEEN CORRECTED IN THIS LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ERIC J. SULLIVAN, MARRIED TO ERIC J. SULLIVAN AND WIFE, LI H. SULLIVAN AS RECORDED ON THE 24TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060324-0033580 AND WARRANTY DEED FROM LAURA J. SCHLEIGER, UNMARRIED TO ERIC J. SULLIVAN, UNMARRIED AS RECORDED ON THE 10TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040510-0053067, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.