File No. 280400127

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/08 09:24 2 pgs
Fees:13.00 Taxes:466.20
20080428-0042744

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Rosa Mary Townes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2008.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P. Sullivan	Donald P. Sullivan	Map 075-13-0 Parcel 095.00
(NAME) 1306 General McArthur Drive	(NAME) 1306 General McArthur Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Mary Rosa Townes,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald P. Sullivan and wife, Nina L. Sullivan,** 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. 319, Section 4, Hermitage Hills Subdivision, as shown on plat of record in Plat Book 2900, Page 136, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Arthur R. Townes and wife, Rosa Mary Townes by Warranty Deed dated March 21, 1963 from Roy Manning O'Connor and wife, Domitila O'Connor, and filed of record in Book 3570, Page 233, Register's Office for Davidson County, Tennessee. The said Arthur R. Townes having since died February 15, 1985, leaving Rosa Mary Townes the sole tenant by the entirety.

County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 2900, Page 136, Register's Office of Davidson County, Tennessee.

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 5013 Bonnaside Drive, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 25 day of April, 2008.

Rosa Mary Townes

STATE OF TENNESSEE

COUNTY OF WILSON

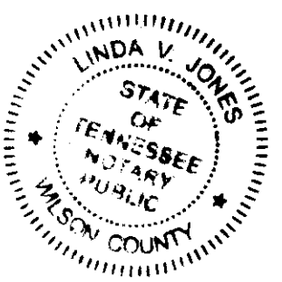
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Rosa Townes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of April, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)



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RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122