This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6080174

Davidson County DEEDWARR
Recvd: 05/12/08 10:13 2 pg:
Fees:13.00 Taxes:1998.00
20080512-0048593

Send Tax Bills To:
E-Loans Inc.
6230 Stoneridge Mall Drive
Pleasanton, CA 94588

New Owner is:
Bryce S. Sullivan
83 Ravenwood Hills Circle
Nashville, TN 37215

MAP: 131-06-0C
PARCEL: 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gerald Livingston and wife, Bobbie S. Livingston**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryce F. Sullivan and wife, Beth Sullivan**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Revised Plat of Burton Hills, Village of Ravenwood, Tract 20, as of record in Plat Book 6900, page 363, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald Livingston and wife, Bobbie S. Livingston, by Warranty Deed from Heinrich A. Tischler and wife, Janaruth H. Ford, dated 4-7-95 and recorded 4-7-95 in Book 9640, page 937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved property** known as: **83 Ravenwood Hills Circle Nashville, TN 37215**

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of MAY, 2008.

GRANTOR:

Gerald Livingston

Bobbie S. Livingston

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gerald Livingston and wife, Bobbie S. Livingston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of MAY, 2008.

Notary Public My Commission Expires: 9-20-08

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

SWORN TO and subscribed before me this 9th day of May, 2008

Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010