File No. 280600796

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 15:22 2 pg
Fees:13.00 Taxes:455.10

20080718-0074082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Alan Parrott	Guaranty Trust Company	Map 14 Parcel 153.00
(NAME) 7194 Harper Road	(NAME) 316 Robert Rose Drive	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Jerry Lee Sullivan and wife, Lou Sullivan

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Jeremy Alan Parrott, unmarried

hereinafter called the grantee(s), HIS 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, described as follow, to-wit:

Beginning at an existing metal fence post being 16.2 feet, more or less from the center of Harper Road and being the Southwest corner of this tract; thence, parallel with the center of Harper Road N. 11 deg. 15 min. 35 sec. E. a distance of 135.09 feet to a set iron rod in a gravel drive being the common corner to Tract No. 1 of this survey; thence with a new line and common line to Tract No. 1 S. 79 deg. 07 min. 09 sec. E. a distance of 399.57 feet to a set iron rod; thence, S. 86 deg. 51 min. 06 sec. E. a distance of 575.02 feet to a set iron rod; thence, S. 79 deg. 17 min. 12 sec. E. a distance of 547.05 feet to a set iron rod; thence, S. 10 deg. 59 min. 47 sec. W. a distance of 81.35 feet to an existing capped iron rod by Winston Gaffron in a hollow, and being the common corner to Harry Krantz as of record in Book 7036, Page 491, Register's Office for Davidson County, Tennessee; thence, with said Krantz N. 68 deg. 52 min. 20 sec. W. a distance of 236.65 feet to an existing iron rod near a drain; thence, S. 49 deg. 18 min. 33 sec. W. a distance of 243.94 feet to an existing iron rod, and being the common corner to Robbins Subdivision as of record in Book 9700, Page 753, Register's Office for Davidson County, Tennessee; thence, with said subdivision N. 77 deg. 32 min. 28 sec. W. a distance of 698.08 feet to an existing iron rod and being the common corner to Charles LaRue as of record in Book 11404, Page 909, Register's Office for Davidson County, Tennessee; thence, with said LaRue N. 79 deg. 29 min. 47 sec. W. a distance of 434.83 feet to a metal fence post which is the point of beginning, having an area of 225905 square feet, 5.19 acres, more or less.

Being the same property conveyed to Jerry Lee Sullivan and wife, Lou Sullivan by Quitclaim Deed dated January 11, 2008 and filed of record January 14, 2008, from Jerry Lee Sullivan and wife, Lou Sullivan, of record by Instrument No. 20080114-0004080 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Hartwell W. Choate, a ½ undivided interest; Jerry Lee Sullivan and wife, Lou Sullivan, as tenants in common with the right of survivorship, a ½ undivided interest, by Warranty Deed dated January 5, 1979 and filed of record January 10, 1979, from Orvil D. Robbins and wife, Mary B. Robbins, of record in Book 5383, page 784, Register's Office for Davidson County, Tennessee. The said Hartwell W. Choate having since died on July 9, 1999 in Robertson County, Tennessee.

BEING part of the same property conveyed to Jerry Lee Sullivan and wife, Lou Sullivan by Quitclaim Deed from Carl M. Choate, of record by Instrument No. 20080718-0074081 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 7194 Harper Road, Joelton, TN 37080

(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 b elonging t o t he s aid GRANTEE(S), HIS 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), HIS 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 16th day of July, 2008.

Jerry Lee Sullivan

Lou Sullivan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 16th day of July, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280600796

RETURN TO:
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