File No. 290100841

WARRANTY DEED

State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/04/09 12:19 2 pgs
Fees:13.00 Taxes:402.93
20090204-0009561

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Hatley	New South Federal Savings Bank	
(NAME) 121 Scenic View	(NAME) 213 Overlook Circle	MAP/PARCEL 044-05-0-013.00
(ADDRESS) Old Hickory, TN 37138	(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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Melissa Sullivan, a married woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey L. Hatley, a single man**, 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 follows, to wit:

Being the northwesterly 27.7 feet of Lot 72 and the southeasterly 44.6 feet of Lot 71 of the unrecorded map of Scenic View Subdivision, and being Lot "E" on the map of the resubdivision of Lots 67 to 74, inclusive on said plan and described according to the survey thereof made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive formerly Harvon Ave., 72.3 feet northwest from the intersection of the northerly line of a 20 feet strip dedicated for a public walkway; thence northeasterly and parallel to the line between Lots 71 and 72 and 27.7 feet southeast from same, 169.08 feet to the line of Lot 55; thence southeast from the line of Lot 55 and 54 northwesterly 73.3 feet to a point; thence southwesterly 169.66 feet to the margin of Scenic View Drive formerly Harvon Ave.; thence with the margin of same, southeasterly 72.3 feet to the point of beginning.

BEING the same property conveyed to Melissa M. Sullivan, a married person by Warranty Deed from Sallie L. Sullivan, a single person of record in Instrument 20040723-0088242 on July 22, 2004 and filed for record on July 23, 2004, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all existing easements and restrictions 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 121 Scenic View, Old Hickory, TN 37138

(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 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 30th day of January, 2009.

Melissa Sullivan

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 Melissa Sullivan, a married woman, 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 and official seal at Mt Juliet, Tennessee, this 1/30/2009.

My Commission Expires: 6/5/12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290100841

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122