03

Realty Title

File No. 291000703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Rachelle Cavedell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2009.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090078809 DEEDWARR
Recvd: 11/19/09 13:06 2 pgs
Fees:13.00 Taxes:777.00
20091119-0106628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter W. Sullivan	**SUNTRUST MORTGAGE, INC.**	173-191
(NAME) 14694 Old Hickory Blvd.	(NAME) **901 SEMMES AVE.**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **RICHMOND, VA 23224**	
(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, Lovel B. VanArsdale, married,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Peter W. Sullivan and Rachel L. Sullivan, husband and wife,** hereinafter called the grantee(s), 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 all of Lot No. 2, on the plan of the Resubdivision of Lot 2, Mullins Subdivision, of record in Plat Book 8250, Page 910, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to LOVEL B. VANARSDALE by deed from MICHAEL E. SHAMP AND WIFE, JUDY ANN SHAMP of record in Instrument No. 20060711-0083020 on 06/28/2006 and filed for record on 07/11/2006, Register's Office for DAVIDSON County, Tennessee.

*Donald VanArsdale, husband of Lovel B. VanArsdale, joins in this instrument to convey any and all interest in said property.

All matters as set forth per Plat Book 8250, Page 910, said Register's Office.

Restrictions of record in Book 10256, Page 503, said Register's Office.

County of Davidson Taxes for the year 2009 due and payable in the amount of $1,537.92. All prior years are paid. All subsequent years a lien, not yet due and payable. Tax Parcel ID No. 17300019100

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 14694 Old Hickory Blvd., Antioch, TN 37013
(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), 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), 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 13th day of November, 2009.

Lovel B. VanArsdale

Donald VanArsdale

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lovel B. VanArsdale and Donald VanArsdale, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 13th day of November, 2009.

Commission expires: 10/23/13

Notary Public

File Number: 291000703

RETURN TO:

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY