WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/09 10:40 3 pgs
Fees:18.00 Taxes:444.00
20091120-0106946

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES 4-15-12

(AFFIX SEAL)

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D Sullivan and Terri L Sullivan	TN. Banking Corp.	133-12-215
(NAME)	(NAME)	
3850 Scotwood Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN. 37040	
(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/WE, **Tammy R. Agee, umarried and Clayton H. Agee, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John D Sullivan and Terri L Sullivan**, husband and wife, hereinafter called the Grantees, 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. 119 on the plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for said County.

Said Lot No. 119 fronts 76.85 feet on the northeasterly margin of Scotwood Drive and extends back 157.45 feet on the northwesterly line and 152.0 feet on the southeasterly line to a dead line in the rear, measuring 59.59 feet thereon.

Being the same property conveyed to Tammy R. Agee, unmarried, and Clayton H. Agee, as joint tenants with right of survivorship Warranty Deed from Jeffry L. Harrington and Lynne Ekola Harrington, also known as Jeffrey Lincoln Harrington and wife, Lynne Marie Ekola- Harrington, dated October 20th, 1989 and recorded in Book 7967, page 712, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor Clayton H. Agee or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3850 Scotwood Drive, Nashville, TN 37211

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **10th** day of **November, 2009**

Tammy R. Agee

Clayton H. Agee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Tammy R. Agee and Clayton H. Agee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **November, 2009**

Notary Public

My commission expires: 4/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

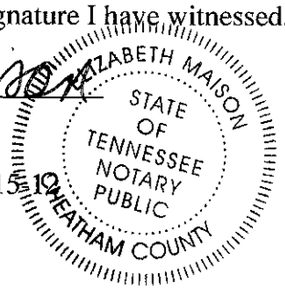
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12



(Seal)