WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044039 DEEDWARR
Recvd: 07/19/10 14:00 1 pgs
Fees:13.00 Taxes:436.60
20100719-0056349

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Tony Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2010.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 1-3-11
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Jacqueline G. Brown My Commission Expires January 3, 2011 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 820 Russleo Drive, Nashville, TN 37209, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Sullivan	Wells Fargo Bank, N.A.	149-9-0-283.00
(NAME)	(NAME)	
1404 Elkhorn Point	121 Suburban Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923-5588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Teresa Anderson, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony Sullivan, a single person**, 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:

Being Lot No. 13 on the Plan of Hunters Run, Section Two, as shown on plat of record in Plat Book 9700, Page 399, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Teresa Anderson by Warranty Deed from Butler Construction, LLC, dated February 13, 1998, filed of record on February 17, 1998, in Book 10796, Page 369, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 399, in the aforesaid Register's Office; and the 2010 County and City Taxes.

unimproved ☐

This is improved ☒ property, known as 1404 Elkhorn Point, 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 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, 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 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 my hand this 24th day of June, 2010.

Teresa Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Teresa Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2010.

Commission expires: 1-3-11

NOTARY PUBLIC AT LARGE Jacqueline G. Brown My Commission Expires January 3, 2011 STATE OF TENNESSEE

Jacqueline G Brown
Notary Public