WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055306 DEEDWARR
Recvd: 09/03/10 09:46 2 pgs
Fees:13.00 Taxes:1265.40
20100903-0070165

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Carol A Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Christopher Stacey	WELLS FARGO BANK, N.A.	
(NAME)	(NAME)	101-24.00
6629 River View Drive	3210 LAKE EMMA RD, STE 3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	LAKE MARY, FL 32746	
(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, WE, **DOROTHY SULLIVAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES CHRISTOPHER STACEY,** 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 part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek and known as Lot No. 7 on a Plat Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:

Beginning at a point in the northerly margin of 40-foot private road, at the corner of Lots 6 and 7; thence with the margin of said roadway, south 73 1/2° east 100 feet to a corner of Lot 8; thence with the line between Lots 7 and 8, northerly 227.5 feet, more or less, to the low water mark the of the Cumberland River; thence with the low water mark of said river northwesterly to a corner of Lot 6; thence with the line between Lots 6 and 7, southerly 223.84 feet to the point of beginning.

Being the same property conveyed to Robert G, Sullivan by deed from S. G. Welch and wife, Janie Marie Welch, of record in Book 2340, page 413, dated January 24, 1955, said Register's Office. The said Robert G. Sullivan having since died. The property being further conveyed to Dorothy Sullivan, by Affidavit of Heirship, dated November 15, 1996, of record in Book 10262, page 998, said Register's Office.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution; (c) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River; and (d) Easement for the flow of the waters of Cumberland River and the rights of the public therein.

unimproved ☐

This is improved ☒ property, known as 6629 River View Drive, Nashville, TN 37221

(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 27th day of August, 2010.

Dorothy Sullivan

Dorothy 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 Dorothy Sullivan, the bargainor, 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 Nashville, Tennessee this 27th day of August, 2010.

Amy Adams Gowan

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067