WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110000586 DEEDWARR
Recvd: 01/04/11 08:45 2 pgs
Fees:13.00 Taxes:573.50
20110104-0000825

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Glenda Zeigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-18-2012

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Zeigler	Suntrust Mortgage, Inc.	087-05-0-A-147.00 CO
(NAME)	(NAME)	
4033 Farmingham Woods Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Baltimore, MD 21279-0041	
(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, **Shawn Sullivan, an unmarried man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenda Zeigler,** HEREINAFTER CALLED THE GRANTEE, HER 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. 64 on the Plan of Farmington Woods, Phase IV, of record in Plat Book 7900, page 555, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed Shawn Sullivan, unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated August 5, 2010, of record in Instrument No. 20100809-0062517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 7900, page 555, and PUD Boundary Plat of record in Book 7900, page 173; Restrictions of record in Book 8238, page 176; Book 8351, page 533; Book 8423, page 784; Book 8424, page 426; Book 8447, page 635; Book 8702, page 528; Book 9006, page 409 and Book 9006, page 414, and Articles of Incorporation/ Charter of record in Book 8245, page 768, all of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4033 Farmingham Woods Drive, Hermitage, Tennessee 37076

(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 31st day of December, 2010.

Shawn Sullivan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shawn Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of December, 2010.

Notary Public

My Commission Expires: 9-18-2012

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012