THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20110018073 DEEDWARR
Recvd: 03/28/11 15:43 3 pgs
Fees:18.00 Taxes:1036.00
20110328-0023874

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value for
this transfer is $280,000.00.

Karen A. Tidwell
AFFIANT

Subscribed and sworn to before me this 25th day of March, 2011.

Dave A. Childress
Notary Public
My Commission Expires:
7/5/2011

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Conor F. Sullivan, et ux 812 Rodney Drive Nashville, TN 37205	New Owner	115-09-53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James R. Thomas, a married person, Charles R. Thomas, a married person, Stephen E. Thomas, a married person** and **Karen A. Tidwell, an unmarried person**, (herein referred to as "Grantors"), have bargained and sold, and by these presents does hereby transfer and convey unto **Conor F. Sullivan and wife, Allyson Y. Sullivan** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 166 on the plan of West Meade Hills, Section 8, as of record in Book 3600, Pages 61 and 62, Register's Office for said County, to which plan specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed by Quitclaim Deed from James R. Thomas, Trustee, of the Annie R. Thomas Revocable Trust U/A/D October 8, 2009 to James R. Thomas, Charles R. Thomas, Stephen E. Thomas and Karen A. Tidwell as recorded on the 4th day of November, 2010 in Instrument No. 20101104-0088623, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 812 Rodney Drive, Nashville, Tennessee 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2011, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees;

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, West Meade Hills, as recorded in Plat Book 3600, Page(s) 61 and 62, Register's Office for Davidson County, Tennessee; and

3. Covenants, Conditions and Restrictions as set forth in Deed, recorded in Book 3789, Page 119, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

This property is investment property and is not the principal residence of any of the Grantors or their Spouses.

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 hand this 25 day of March, 2011.

James R. Thomas

Charles R. Thomas

Stephen E. Thomas

Karen A. Tidwell

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 bargainor, **James R. Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 2011.

David A. Childress
Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 bargainor, **Charles R. Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 2011.

David A. Childress
Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 bargainor, **Stephen E. Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 2011.

David A. Childress
Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 bargainor, **Karen A. Tidwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 2011.

David A. Childress
Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY