WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-27-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2525 Lebanon Pike, Building C, Suite 101, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Barnes	CMCO Morgage, LLC dba Home Lending Source	12912009600
(NAME)	(NAME)	
120 Alton Rd.	7851 Freeway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Middleburg Heights, OH 44130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110023382 DEEDWARR
Recvd: 04/20/11 13:53 2 pgs
Fees:13.00 Taxes:1326.45
20110420-0030542

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, Bobby Frank Sullivan Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Barnes and Sanjeev Umaro, 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 all of Lot No. 8, Block D, on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Plat Book 1130, Page 62, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to BOBBY FRANK SULLIVAN, JUNIOR by Deed from BOBBY FRANK SULLIVAN, TRUSTEE OF THE IDA P. BARRON PRIMARY TRUST, dated 10/19/2004 and filed for record on 02/18/2005 in Instrument 200502180018428, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐

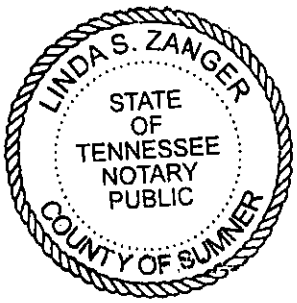
This is improved ☑ property, known as 120 Alton Rd., Nashville, TN 37205

(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 8th day of April, 2011.

Bobby Frank Sullivan Jr.



STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of April, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby FRANK Sullivan Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7/23/12

Notary Public,

File No.: 5006
TN Warranty Deed