NEW OWNER:

508 Investors, LLC
6216 Rocky Top Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map 176
Group 05-0-B
Parcel 153.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0092

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110023897 DEEDWARR
Recvd: 04/25/11 10:45 3 pgs
Fees:18.00 Taxes:296.00
20110425-0031233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael A. Sullivan, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **508 Investors, LLC,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, Pages 884, 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Sullivan by warranty deed from Butler Construction, LLC, dated August 7, 1998 and of record in Record Book 11061, Page 72, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6216 Rocky Top Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of April, 2011.

MICHAEL A. SULLIVAN

SUE SULLIVAN, for the purposes of conveying her marital Interest within the subject property.

By: _____
MICHAEL A. SULLIVAN, Attorney in fact for SUE SULLIVAN, evidenced by a Limited Power of Attorney of record in Book X, Page_____, Register's Office, Davidson County, Tennessee.

*20110425003232

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL A. SULLIVAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 22nd day of April, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, MICHAEL A. SULLIVAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, SUE SULLIVAN, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$80,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of April, 2011

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY