WARRANTY DEED

ET-11-2242

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 04-17-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa A. Onofrio	SunTrust Mortgage, Inc.	
39 Meeting House Lane	(NAME) 512 S. Mangum Street	11910017000
(ADDRESS) Burnsville, NC 28714	(ADDRESS) Durham, NC 27701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTINE SULLIVAN, AN UNREMARRIED WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA A. ONOFRIO, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, PLAN OF MASHBURN HEIGHTS, as shown on plat of record in Plat Book 1835, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Delma Sullivan and wife, Christine Sullivan by Quitclaim Deed from Comille Christine Beard Rewis, as to an undivided (1/2) interest, and Jonna Christine Rewis and Margaret Cathy Rewis as to the other undivided (1/2) interest, recorded on the 12th day of October, 1998 in Deed Book 11153, Page 500, in the Register's Office of Davidson County, Tennessee. Said Delma Sullivan having since died on April 14, 2003, leaving Christine Sullivan as surviving tenant by the entirety.

This conveyance is subject to county property taxes for the year 2011, and subsequent years which are not yet due and payable, mattters contained on the plat of PLAN OF MASHBURN HEIGHTS, and any and all existing easements, reservations and restrictions as shown of record.

, unimproved ( )
This is improved (X) property, known as 2819 Live Oak Road, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of July, 2011.

Christine Sullivan
Christine Sullivan

BILL GARRETT, Davidson County
Trans:T20110042714 DEEDWARR
Recvd: 07/15/11 11:50 2 pgs
Fees:13.00 Taxes:492.10
20110715-0054230

STATE OF Tennessee
COUNTY OF Wilson

On this the 12th day of July, 2011, before me personally appeared Christine Sullivan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of July, 2011.

Notary Public
My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520