Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $119,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public
My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

05-1108-65320

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Violet Sikes | New Owner | 162-11-0-050.00 |
| 536 Michele Drive | | |
| Antioch TN 37013 | | |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy Justin Sullivan, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Violet Sikes, hereinafter called the Grantees, their successors 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. 80, on the Plan of Whittemore Valley, Section Three, of record in Plat Book 6250, Page 550, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Justin Sullivan by deed from Robert Eddy, dated April 30, 2008, recorded May 9, 2008 in Instrument No. 20080509-0048074, Register's Office for Davidson County, Tennessee.

Julia Anne Armes Sullivan, wife of Timothy Justin Sullivan, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 536 Michele Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110055900 DEEDWARR
Recvd: 09/09/11 09:30 2 pgs
Fees:13.00 Taxes:442.15
20110909-0069951

WITNESS my hand this 31st day of August, 2011.

Timothy Justin Sullivan

Julia Anne Armes Sullivan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Justin Sullivan and Julia Anne Armes Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of August, 2011.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014