WARRANTY DEED

P-RR-11-0917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean William Sullivan	Waterstone Mortgage	
917 Preston Drive (ADDRESS)	1133 Quail Ct. (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	083-08-0-095.00

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 RICHARD R. MALLOY AND WIFE, JENNIFER B. MALLOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN WILLIAM SULLIVAN, A SINGLE MAN AND TARA A. SCHNICKE AND DANIEL SULLIVAN, WIFE AND HUSBAND, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 No. 134 on the Plan of Section Four, Rosewood Heights of record in Plat Book 2330, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard R. Malloy and wife, Jennifer B. Malloy by deed from Tina Louise Thomas, unmarried of record in Instrument Number 20071211-0142976, in the Register's Office for Davidson County, Tennessee, dated November 27, 2007.

unimproved ( )
This is improved (X) property, known as 917 Preston Drive, Nashville, Tennessee 37206
(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 24th day of August, 2011.

Richard R. Malloy

Jennifer B. Malloy

BILL GARRETT, Davidson County
Trans:T20110058655 DEEDWARR
Recvd: 09/21/11 12:05 2 pgs
Fees:13.00 Taxes:516.15
20110921-0073129

STATE OF TX
COUNTY OF Tarrant

On this the 24th day of August, 2011, before me personally appeared Richard R. Malloy and and wife, Jennifer B. Malloy 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 24th day of August, 2011.

Karen Chappell
Notary Public

My Commission Expires: 7/19/14

(SEAL)

KAREN CHAPPELL
Notary Public, State of Texas
My Commission Expires
July 19, 2014

RETURN TO:
Rudy Title and Escrow
1898 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959