THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 11701	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for the transfer is $82,900.00. Affiant Subscribed and sworn before me, this 30th day of September, 2011. Notary Public My Commission Expires: 7/26/2015

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110062095 DEEDWARR
Recvd: 10/05/11 13:38 2 pgs
Fees:13.00 Taxes:306.73
20111005-0077349

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nilsa L. Vidal Irizarry 1205 Fuller Street Old Hickory, TN 37138	New Owner	Map/Parcel: 053 02 0 016.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sullivan & Cason Associates, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nilsa L. Vidal Irizarry, An Unmarried Woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 291, Section C-2, Village of Old Hickory, as shown on plat of record in Plat Book 1835, Page 29, 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 Sullivan & Cason Associates, LLC from Heather Stokes and Steve Sullivan by Quitclaim Deed recorded on the 17th day of August, 2011, of record in Instrument Number 20110817-0063608, Register's Office for Davidson County, Tennessee. Prior Deed to Heather Stokes by special warranty deed from Fannie Mae a/k/a Federal National Mortgage Association, dated August 18, 2010, and recorded on September 3, 2010 in Instrument No. 20100903-0070320, Register's Office, Davidson County, Tennessee. Being the same property further conveyed to Sullivan and Cason, LLC by quitclaim deed from Heather Stokes, dated July 11, 2011 and recorded on July 11, 2011, in Instrument No. 20110711-0052760, Register's Office, Davidson County.

This is improved property known as 1205 Fuller Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

30th **IN WITNESS WHEREOF,** Grantor has executed this instrument on this day of September, 2011.

Chief Manager

Sullivan & Cason Associates, LLC
By: Steve Sullivan, Chief Manager

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve Sullivan, and who acknowledged that he is the Chief Manager of Sullivan & Cason Associates, LLC, and as such, and with full power and authority so to do, executed the within instrument for the purposed therein contained.

Witness my hand, at office, this 30th day of September, 2011.

Jennifer Quinn

Notary Public
My Commission Expires: 10/21/13

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY