BILL GARRETT, Davidson County
Trans:T20110068961 DEEDWARR
Recvd: 11/02/11 15:36 2 pgs
Fees:13.00 Taxes:869.50
20111102-0085525

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Lauren LaNelle taylor
Affiant

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 7-8-2013

05-1109-65369

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel Gage 4216 Cecil Court Nashville TN 37207	FIRST COMMUNITY MORTGAGE Inc. 611 DELRAY STREET SHELBYVILLE, TN 37160	041-03-0 041.00

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, Melissa M. Sullivan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel Gage and wife, Dana Gage, 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. 6, on the Plan of Crestmore Estates, of record in Plat Book 4675, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa M. Sullivan by deed from Pierce Jones Moore, III and wife, Patricia Jeanne Moore, dated March 13, 2003, recorded March 14, 2003 in Instrument No. 20030314-0034436, Register's Office for Davidson County, Tennessee.

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 4216 Cecil Court, Nashville, TN 37207

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.

RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

2543

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

Melissa M. Sullivan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa M. 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 October, 2011.

State of Tennessee at Large

My Commission expires 4/23/2014

