THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/10/11 12:02 3 pgs
Fees:18.00 Taxes:610.50
20111110-0088062

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Michael Sullivan 1724 Ridgemere Court Hermitage, TN 37076	same	08603006100

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Carl W. Kurzrock, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Michael J. Sullivan Jr., a single man, and Michael J. Sullivan Sr. and Marilyn Sullivan, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 57 ON THE PLAN OF RIDGEMERE, OF RECORD IN PLAT BOOK 6250 AT PAGE 937-939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCEIS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL W. KURZROCK, UNMARRIED BY WARRANTY DEED FROM ALAN R. HARRIS, UNMARRIED DATED 07/26/96 AND RECORDED ON 07/30/96 IN BOOK 10137, PAGE 250, SAID REGISTER'S OFFICE FOR SAID COUNTY.

PATRICIA DIANE KURZROCK JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE MARITAL OR OTHERWISE.

This is unimproved property known as: 1724 Ridgemere Court, Hermitage, TN 37076

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 and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 9 day of November, 2011.

CARL W. KURZROCK

PATRICIA DIANE KURZROCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl W. Kurzrock and Patricia Diane Kurzrock, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 9th day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 9 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY