WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080830 DEEDWARR
Recvd: 12/21/11 12:49 2 pgs
Fees:13.00 Taxes:536.29
20111221-0099695

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,944.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kittie Leigh Sullivan	Same address as	172-12-A-7200 CO
(NAME)	(NAME)	
1441 Woodfield Drive	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Tracy Parr Torres N/K/A Tracy Parr O'Brien, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kittie Leigh Sullivan, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 346 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Parr Torres, by Quitclaim Deed of record in Instrument Number 20040819-0100152, Register's Office for Davidson County, Tennessee. The said Tracy Parr Torres is now married to Richard O'Brien and is now known as Tracy Parr O'Brien. The property was never used as the marital residence for Richard O'Brien.

Subject to all matters as shown on Plan of Section Three, Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, page 239, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8069, Page 170, Book 8267, Page 616, By-Laws Book 8071, Page 531, Register's Office for Davidson County, Tennessee. Easements of record in Book 1113-606, Book 1318, page 441, and Book 7690, page 260, Register's Office for Davidson County, Tennessee. Charter of Bradford Hills HOA in Book 8071, page 520, Register's Office for Davidson County, Tennessee. Deed to Bradford Hills HOA of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1441 Woodfield Drive, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 15th day of December, 2011.

Tracy Parr Torres N/K/A Tracy Parr O'Brien

Tracy Parr Torres N/K/A Tracy Parr O'Brien

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Parr Torres N/K/A Tracy Parr O'Brien, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of December, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public