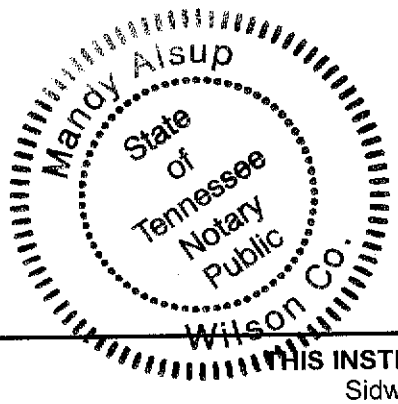
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry D. Bell	Terry D. Bell	096-09-0A-705.00
(NAME)	(NAME)	
705 Kent Road	705 Kent Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Elizabeth Sullivan, Nicholas Sullivan and Victoria Anderson, as tenants in common with the right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terry D. Bell**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. A705, on the Plan of Emery Place Condominiums, as shown by plat appearing of record in Plat Book 6250, Page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit. Being further established by the Declaration of Covenants, Conditions, and Restrictions and Bylaws of record in Book 6715, Page 96, and amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-0007145 and Instrument No. 20080118-0006025, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Elizabeth Sullivan, Nicholas Sullivan and Victoria Anderson, as tenants in common with the right of survivorship by Warranty Deed dated December 19, 2008, from Linda Coss, Executrix of The Estate of Jean Milligan Bates and filed for record on December 30, 2008, in Instrument No. 20081230-0123378, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 719, Register's Office of said County.
Declaration of Covenants, Conditions, Restrictions and Bylaws of record in Book 6715, Page 96, and Amendments in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-0007145 and Instrument No. 20080118-0006025, Register's Office of said County.

File No.: 01291-1502
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 04/02/12 15:51 3 pgs
Fees:18.00 Taxes:338.55
20120402-0027866

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 6342, Page 521, Register's Office for said County.
Storm Water Detention Agreement of record in Book 6623, Page 109, Register's Office for said County.
Charter of the Emery Place Homeowner's Association of record in Book 6647, Page 466 and Book 6724, Page 627, Register's Office for Davidson County, Tennessee.
QuitClaim Deed to the Homeowner's Association for Common Areas/Open Spaces of record in Book 6887, Page 730 and Book 6947, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 705 Kent Road, Nashville, TN 37214
(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/or 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/or 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 our hands this 30th day of March, 2012.

Elizabeth Sullivan

Nicholas Sullivan

Victoria Anderson

State of Tennessee
County of Wilson

Personally appeared before me Elizabeth Sullivan, Nicholas Sullivan, and Victoria Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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 is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

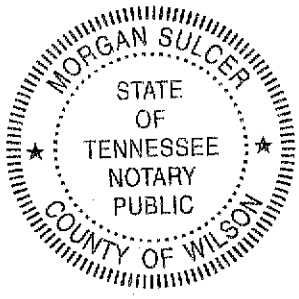
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013