WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2012 Notary Public MY COMMISSION EXPIRES: 6-18-12 (AFFIX SEAL)

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Connerth	New Owner	104-11-0-E 010.00CO
(NAME)	(NAME)	
2114 Portland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Brian Roger Sullivan, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Karen L. Connerth**, hereinafter called the Grantee, her 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 10-J of the Portland place Condominiums, a Horizontal Property Regime, vreated under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Portland Place Condominiums, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, including without limitations, the By-Laws appended thereto, of record in Book 6557, page 270, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Portland Place Condominiums, as set forth in Exhibit "B" to the Master Deed of record in Book 6557, page 261, said Register's Office, for a more complete identification and description of each unit.

Being the same property conveyed to Brian Roger Sullivan, a married person by Warranty Deed from William Wang and wife, Ruby Wang, dated May 22, 2007 and filed on May 25, 2007 in Instrument Number 20070525-0062341, Register's office of Davidson County, Tennessee.

Cynthia M. Sullivan wife of Brian Roger Sullivan hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

BILL GARRETT, Davidson County
Trans:T20120027025 DEEDWARR
Recvd: 04/13/12 10:41 2 pgs
Fees:13.00 Taxes:778.85
20120413-0031694

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2114 Portland Avenue, Nashville, TN 37212

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, has 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 our hands this **5th** day of **April, 2012**

Brian Roger Sullivan

Cynthia M. Sullivan

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, **Brian Roger Sullivan and wife, Cynthia M. Sullivan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **April, 2012**

Glenda Soto
Notary Public

My commission expires: _____

GLENDA SOTO NOTARY PUBLIC STATE OF TEXAS My Comm. Expires March 8, 2013