This Instrument Prepared By:
M. T. Taylor, Jr.- Attorney at Law
339 Main Street
Franklin, TN. 37064

BILL GARRETT, Davidson County
Trans:T20120027067 DEEDWARR
Recvd: 04/13/12 11:05 6 pgs
Fees:33.00 Taxes:1387.50
20120413-0031740

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL:
William L. Vick and wife, Marcell K. Vick 9020 Old Harding Pike Franklin, TN 37064	SAME	177-00-0-009.00

WARRANTY DEED

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, **Sheila Ann Hargrove, Teresa Jean McGriff, Karen Marie Prather and Sandra Lynn Deal, being all the heirs of the Estate of Elizabeth A. Sullivan,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **William L. Vick and wife, Marcell K. Vick**, hereinafter called the Grantee(s), their heirs, successors, and assigns, all of our right, title, and interest in and to the following described certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE**, described as follows, to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by C.K. McLemore, as follows:
>
> Beginning at a point in the northerly margin of Old Harding Road, said point being the southwest corner of King; thence with King's westerly line north 27 deg. 17' west 970.1 feet to a point in the South Harpeth River; thence south 56 deg. 32' west 295 feet to a point in said river; thence south 23 deg. 02' east 1189.7 feet to a point in the northerly margin of Old Harding Road; thence with said northerly margin of Old Harding Road north 29 deg. 40' east 455 feet to the point of beginning, containing according to said survey 8.20 acres, more or less.
>
> Being the same property conveyed to Frank D. Sullivan and wife Elizabeth A. Sullivan by Warranty Deed from Harvel H. Skelton, an

unmarried widower, dated April 14, 1983 and recorded on April 14, 1983 at 11:47 a.m. in Book 6037, page 873, Register's Office for Davidson County, Tennessee. That Frank D. Sullivan died 09-29-09 married to Elizabeth A. Sullivan, and Elizabeth A. Sullivan having died 10-20-10, she had not remarried leaving the Grantors as their sole Heirs at Law.

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 assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Map & Parcel: 177-00-0-009.00 (Davidson County)
   a- Davidson County property taxes for 2011 have been paid in full on February 28, 2012 in the amount of $2,874.72 Dollars.
   b- The 2012 Davidson County property taxes are not yet due or payable. The taxes will be prorated as of the date of this transaction and Grantee will be responsible for paying same when they become due October 1, 2012 through the end of February, 2013.
   c- There are currently no City property taxes that apply to this property.
2) Subject to any and all building and zoning regulations of City, County and State.
3) Subject to Restrictive Covenants of record in Book 5185, page 614, R.O.D.C, TN.
4) Easement for right-of-way of record in Book 9740, page 935, R.O.D.C., TN.
5) Agreement with Metro of record in Book 6076, page 937, R.O.D.C., TN.
6) Any and all visible easements on and across subject property.
7) Subject to notes on plan of record.
8) If Improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which Improvements are completed as defined by Statute.

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, successors, and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

9020 Old Harding Pike, Franklin, Tennessee 37064 (Davidson County).

WITNESS our hands this 9th day of April, 2012

Sheila Ann Hargrove
by Alan C. Housholder, POA
Sheila Ann Hargrove
By: Alan C. Housholder, *Attorney-in-Fact*

Teresa Jean McGriff
by Alan C. Housholder, POA
Teresa Jean McGriff
By: Alan C. Housholder, *Attorney-in-Fact*

Karen Marie Prather
by Alan C. Housholder, POA
Karen Marie Prather
By: Alan C. Housholder, *Attorney-in-Fact*

Sandra Lynn Deal
by Alan C. Housholder, POA
Sandra Lynn Deal
By: Alan C. Housholder, *Attorney-in-Fact*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Alan C. Housholder, appointed and authorized as Attorney-in-Fact pursuant to a certain Power of Attorney to Sell Real Estate document *being recorded simultaneously with this Warranty Deed***, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **Sheila Ann Hargrove, Teresa Jean McGriff, Karen Marie Prather, and Sandra Lynn Deal, being all the heirs at law of the decedent, Elizabeth A. Sullivan**, and further acknowledged that he executed same as the free act and deed of **Sheila Ann Hargrove, Teresa Jean McGriff, Karen Marie Prather, and Sandra Lynn Deal.**

WITNESS my hand this 9th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 9-K-14

T. TAYLOR JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $375,000.00 Dollars.

William L. Vick
AFFIANT

Sworn to and subscribed to me, the undersigned, this 9th day of April, 2014.

M.T. TAYLOR JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-15-14

THIS INSTRUMENT PREPARED BY:
M.T. Taylor, Jr. – Attorney at Law
339 Main Street
Franklin, TN 37064
(615) 794-0807 / FAX 591-4376

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

AFFIDAVIT OF HEIRSHIP

Joan P. Patten, hereinafter referred to as the (**AFFIANT**) being first duly sworn and acting pursuant to T.C.A. 30-2-712 makes oath as follows:

1. The Affiant lives at 112 Center Point Court, in Hendersonville, Tennessee 37075.

The Affiant personally knew **Frank D. Sullivan and Elizabeth A. Sullivan,** *both now deceased*, hereinafter referred to as (DECEDENTS) and has personal knowledge of the **Sullivan family** because she has been a friend of the family for the past thirty-four years.

The Affiant knows that **Frank D. Sullivan** died September 29, 2009, leaving **Elizabeth A. Sullivan** as his widow.

2. **Elizabeth A. Sullivan** did not remarry after the death of **Frank D. Sullivan. She died October 20, 2010.**

3. **Frank D. Sullivan** and **Elizabeth A. Sullivan** had four (4) children. These children are listed as follows:

a- Sheila Ann Hargrove
b- Teresa Jean McGriff
c- Karen Marie Prather
d- Sandra Lynn Deal

4. All of the above listed children are adults and all are currently alive.

5. **Frank D. Sullivan and Elizabeth A. Sullivan** had no other children who died with issue or spouse surviving.

EXECUTED this 12th day of March, 2012.

Joan P. Patten
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned Notary Public in and for the County and State aforesaid Joan P. Patten, the within-named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing affidavit are true of the Affiant's own knowledge and who acknowledges that he/she executed the within instrument for the purposes therein contained.

Witness my official hand this 12th day of March, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/3/12