WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120032189 DEEDWARR
Recvd: 05/02/12 13:52 2 pgs
Fees: 13.00 Taxes: 576.87
20120502-0037708

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,912.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL. 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Sullivan	FIFTH-THIRD MORTGAGE	75-11 46.00
(NAME)	(NAME)	
612 Mercer Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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, We, **Jeremy D. Anderson and Darci R. Anderson, formerly known as Darci R. Fields,** Husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Sullivan,** a singe person, HEREINAFTER CALLED THE GRANTEE, HIS 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. 416 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3-A, OF RECORD IN BOOK 5210, PAGE 229, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 416 FRONTS 98.0 FEET ON THE SOUTHWESTERLY MARGIN OF MERCER DRIVE AND EXTENDS BACK 141.88 FEET ON THE NORTHWESTERLY LINE AND 140.51 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 69.18 FEET THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEREMY D. ANDERSON, AN UNMARRIED MAN, AND DARCI R. FIELDS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM SUSAN FRENSLEY ERVIN, UNMARRIED, F/K/A SUSAN FRENSLEY BARNETTE, DATED JUNE 27, 2003, OF RECORD IN INSTRUMENT NO. 20030710-0095394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Davidson County, Tennessee Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 5210, page 229; restrictions of record in Book 4793, page 157; Book 4849, page 767; Book 5020, page 58 and Book 5028, page 357; Easement for sewer mains of record in Book 7388, page 379, all of record in the Register's Office for Davidson's County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 612 Mercer Drive, Hermitage, TN 37076

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 27th day of April, 2012.

Jeremy D. Anderson

Darci R. Anderson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy D. Anderson and Darci R. Anderson, f/k/a Darci R. Fields, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012