Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Davis and wife, Yasmin Davis,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew T. Sullivan and Taylor M. Sullivan, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west one-half of Lot. 7, on the Map of Sneed and Hamilton's Re-subdivision of Certain Lots in First Subdivision of Brownsville, as shown on plat of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Fall Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Christopher Davis and wife, Yasmin Davis by deed from George Lynn Davis dated December 12, 2006 of record as Instrument No. 20061219-0156365, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 209 Fall Street, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2012.

Christopher Davis

Yasmin Davis

BILL GARRETT, Davidson County
Trans:T20120048498 DEEDWARR
Recvd: 07/02/12 11:18 2 pgs
Fees:13.00 Taxes:721.50

20120702-0057788

State of Tennessee)
County of Davidson)

On this 28th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Davis and Yasmin Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2012.

Notary Public

My Commission Expires: 11/2/12

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew T. Sullivan	F&M Bank	83-6-176
209 Fall Street	10 Cadillac Drive	
Nashville, TN 37206	Brentwood, TN 37027	