RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1268

BILL GARRETT, Davidson County
Trans:T20120049542 DEEDWARR
Recvd: 07/05/12 13:19 2 pgs
Fees:13.00 Taxes:262.70
20120705-0059082

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH day of June, 2012, Notary Public MY COMMISSION EXPIRES: 5/23/16 (AFFIX SEAL)

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Lanning and Stella E. Lanning	Regions Bank	133-7-223.00
(NAME) 3706 Hewlett Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham AL 35244	
(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/WE, , **Larry D. Sullivan and Jennifer L. Hunt, Co-Trustees of The Sullivan Family Trust, a testamentary trust established by the terms and provisions of the Last Will and Testament of Dorothy E. Sullivan, deceased** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John E. Lanning and Stella E. Lanning**, hereinafter called the Grantees, their 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. 56 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Woodson Lane at the corner of Lots No. 54 and 56; thence with the line between said two lots northwardly 100 feet to the corner of Lots Nos. 54, 55, and 56; thence with the line between Lots Nos. 55 and 56 westwardly 112 feet to the easterly margin of Hewlett Drive; thence with the easterly margin of said Drive southwardly 75 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.3 feet to the northerly margin of Woodson Lane; thence with said Lane eastwardly 87 feet to the point of beginning.

Being the same property conveyed to A. D. Sullivan and Dorothy Kirby Sullivan, husband and wife, by Quit Claim Deed, creating a tenancy by the entirety, dated March, 1976, filed April 11, 1976, of record in Book 5013, 582, in the Register's Office for Davidson County, Tennessee. A.D. Sullivan died on July 23, 2004 leaving Dorothy Kirby Sullivan as surviving tenant by the entirety. Dorothy Kirby Sullivan, aka Dorothy Elizabeth Sullivan, aka Dorothy E. Sullivan died on 5/21/11.

Dorthy Sullivan's Estate probated 6/23/11 Probate #11P980

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 ☒ property, known as 3706 Hewlett Drive, Nashville, TN 37211

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 27th day of June, 2012.,

Larry Sullivan, Trustee

Jennifer Hunt-Graves, Trustee, by Larry Sullivan, Trustee as Attorney in Fact A.F.F.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Larry Sullivan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Sullivan Family Trust dated July 7, 2004, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson Cty, on this the 27th day of June, 2012.

STATE OF TENNESSEE NOTARY PUBLIC JANIS L. ADAMS DAVIDSON COUNTY

My Commission Expires:
5-4-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Larry Sullivan , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jennifer Hunt-Graves, Trustee , and who acknowledge that he/she executed the same as the free act and deed of the said Jennifer **Hunt-Graves**, by virtue of a Power of Attorney, duly executed and appearing of record in Book * , Page _____ , said Register's Office.

* 20120705-0059081

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of June, 2012

STATE OF TENNESSEE NOTARY PUBLIC JANIS L. ADAMS DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-4-15