WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120095478 DEEDWARR
Recvd: 12/13/12 12:35 2 pgs
Fees:13.00 Taxes:647.50
20121213-0114931

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Lynda K. Jane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-30-15
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Hefferan, Sr. and Janet M. Hefferan	ALLY Bank	103140A03700CO
(NAME)	(NAME)	
4500 Post Rd Unit D- 37	1100 Virginia Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Ft. Washington, PA 19034	
(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, **Melissa Satterwhite**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James J. Hefferan, Sr. and Janet M. Hefferan, husband and wife**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-37 on the plan of The Hillwood, Revised, of record in Book 6250, page 503, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Fred W. Satterwhite by deed from Edward Seigel and wife, Elsie Siegel, dated June 28, 1989, recorded in Book 7880,page 165, in the Register's Office for Davidson County, Tennessee. Fred William Satterwhite (also known as Fred W. Satterwhite) died testate on January 2, 2010, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-292, the property herein described was devised to Melissa Satterwhite. Further reference made to Executor's Quitclaim Deed from Scott C. Satterwhite, Executor of the Estate of Fred W. Satterwhite, to Melissa Satterwhite dated 10/20/2010, of record in Instrument No. 20101117-0092021, in the Register's Office for Davidson County, Tennessee. Donald Sullivan, the spouse of Melissa Satterwhite, joins in this conveyance solely to convey ay marital interest he may have in subject property.

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 4500 Post Rd Unit D-37, Nashville, TN 37205

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 **7th** day of **December, 2012**

Melissa Satterwhite, by Donald Sullivan, Attorney-in-fact

Melissa Satterwhite, BY: Donald Sullivan, Attorney-in-Fact

Donald Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Donald Sullivan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Melissa Satterwhite, and who acknowledged that he executed the same as the free act and deed of the said Melissa Satterwhite, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20121213-0114930, Register's Office for Davidson County, Tennessee.

KAREN L. THUSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and official seal this 7th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 08-23-16

8/23/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned a Notary Public for the above county and state, appeared **Donald Sullivan** personally known to me to be the person described, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2012.

NOTARY PUBLIC

KAREN L. THUSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 08-23-16

8/23/16