THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 Affiant Subscribed and sworn to before me, this 13 day of February, 2013 Notary Public My Commission Expires: 10/14/15

MONTGOMERY COUNTY ★ ELIZABETH MARGUERITE FORTIER ★ STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Hutfless 309A 33rd Avenue North Nashville, TN 37209	New Owner	Tax Parcel ID No. 092-13-0-E-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PRISCILLA SULLIVAN and COLT SULLIVAN, wife and husband,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LAURA HUTFLESS, a single woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of 33rd Avenue Townhomes, A Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20071113-0132938, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration of Covenants, Conditions and Restrictions and being located upon Lot No. 87 on the Plan of Hortense Place of record in Book 161, Page 167, said Register's Office.

Being the same property conveyed to PRISCILLA SULLIVAN AND COLT SULLIVAN, WIFE AND HUSBAND by deed from DANIEL CUNNINGHAM of record in Instrument No. 20110831-0067595, dated August 29, 2011, said Register's Office.

This is improved property commonly known as: **309A 33rd Avenue North, Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20130013114 DEEDWARR
Recvd: 02/15/13 11:10 2 pgs
Fees:13.00 Taxes:1424.50
20130215-0015683

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13 day of February, 2013.

Colt Sullivan

Priscilla Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Colt Sullivan and Priscilla Sullivan** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of February, 2013.

Notary Public
My Commission Expires: 10/14/15