BILL GARRETT, Davidson County
Trans: T20130024584 DEEDWARR
Recvd: 03/27/13 08:24 2 pgs
Fees: 13.00 Taxes: 571.28
20130327-0029759

WARRANTY DEED

G-KW-13-1521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,400.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/4/15

(AFFIX SEAL)

JANIS L. ADAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Neil Sullivan	Movement Mortgage, LLC	
1521 Harwood Drive	841 Seahawk Circle	
Nashville, TN 37206	Virginia Beach, VA 23452	072-16-0-158.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER L. PIPER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH NEIL SULLIVAN AND WIFE, ALEXIS W. JARRETT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 91, PLAN OF PART TWO, PORTER HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 79, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. PIPER, UNMARRIED BY WARRANTY DEED FROM DEBORAH HOWARD HUTCHINGS AND GERALDINE JUDD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED ON THE 12TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041112-0136510, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1521 Harwood Drive, Nashville, Tennessee 37206
(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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 22nd day of March, 2013.

Jennifer L. Piper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Piper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2013.

Notary Public

My Commission Expires: 6/18/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903