BILL GARRETT, Davidson County
Trans:T20130041447 DEEDWARR
Recvd: 05/17/13 14:04 2 pgs
Fees:13.00 Taxes:856.55

20130517-0050087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Barry Neil Sullivan Sr.
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Michael McQuinn and wife, Amy Elizabeth McQuinn	Same as new owner	01800013800
	(NAME)	
7810 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barry Neil Sullivan, Sr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Philip Michael McQuinn and wife, Amy Elizabeth McQuinn, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 4 ON A SURVEY DATED APRIL 17, 1995 BY WILLIAM C. COCKRILL, REGISTERED LAND SURVEYOR, NO. 1401, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF OLD SPRINGFIELD HIGHWAY, A CORNER TO THE PROPERTY CONVEYED TO BILLY HITT, OF RECORD IN BOOK 7835, PAGE 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID MARGIN OF SAID HIGHWAY NORTH 24 DEG. 27' 10" WEST 316.14 FEET TO AN IRON PIN, A CORNER TO TRACT 3 CONVEYED TO PATSY J. MARTIN, A SINGLE WOMAN, OF RECORD IN BOOK 9651, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE LINE OF MARTIN (TRACT 3) NORTH 50 DEG. 32' 50" EAST 450.00 FEET TO AN IRON PIN; THENCE, NORTH 88 DEG. 08' 01" EAST 434.94 FEET TO A POINT; THENCE, SOUTH 33 DEG. 26' 34" EAST 10.46 FEET TO A POINT; THENCE, SOUTH 70 DEG. 37' 12" EAST 97.82 FEET TO A POINT; THENCE, SOUTH 18 DEG. 37' 28" EAST 74.34 FEET TO A POINT; THENCE, SOUTH 22 DEG. 35' 08" WEST 52.44 FEET TO A POINT; THENCE, SOUTH 57 DEG. 08' 30" WEST 45.85 FEET TO A POINT; THENCE, NORTH 80 DEG. 48' 49" WEST 113.72 FEET TO A POINT; THENCE, SOUTH 57 DEG. 10' 54" WEST 62.40 FEET TO A POINT; THENCE, SOUTH 03 DEG .44' 29" WEST 44.56 FEET TO A POINT; THENCE, SOUTH 31 DEG. 10' 13" EAST 84.20 FEET TO A POINT; THENCE, SOUTH 06 DEG. 43' 41" EAST 211.62 FEET TO A POINT; THENCE, NORTH 27 DEG. 56' 58" WEST 180.52 FEET TO A POINT; THENCE, NORTH 41 DEG. 56' 54" WEST 112.52 FEET TO A POINT; THENCE, NORTH 51 DEG. 35' 43" WEST 97.26 FEET TO A POINT; THENCE, SOUTH 82 DEG. 00' 37 EAST 68.06 FEET TO A POINT; THENCE, SOUTH 48 DEG. 59' 20" WEST 111.04 FEET TO A POINT; THENCE, SOUTH 39 DEG. 28' 27" WEST 141.52 FEET TO A POINT; THENCE, SOUTH 29 DEG. 59' 16" WEST 187.12 FEET TO A POINT; THENCE, SOUTH 56 DEG. 32' 41" WEST 53.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BARRY NEIL SULLIVAN, SR. AND WIFE, KATHY GAYLE SULLIVAN, BY DEED FROM TRAILMONT PARK, INC., NOW NORTHFORK PROPERTIES, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 10060, PAGE 231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO BARRY NEIL SULLIVAN SR. BY QUITCLAIM DEED FROM KATHY GAYLE SULLIVAN OF RECORD BY INSTRUMENT NO. 20110929-0075638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7810 Old Springfield Pike, Goodlettsville, TN 37072
(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 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, 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 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 my/our hand(s) this 15th day of May, 2013.

Barry Neil Sullivan, Sr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Neil Sullivan, Sr., unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on 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, this the 15th day of May, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072