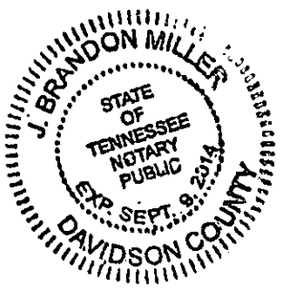
BILL GARRETT, Davidson County
Trans:T20130045166 DEEDWARR
Recvd: 05/30/13 15:50 2 pgs
Fees:13.00 Taxes:654.90
20130530-0054671

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2013.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick M. Sullivan	First Community Mortgage, Inc.	
1903 Russell St.	275 Robert Rose Drive	083-14-098.00
Nashville, TN 37206	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW DEELEY AND WIFE, CHRISTINA DAUDELIN NKA CHRISTINA DEELEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK M. SULLIVAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 81, as shown on the map entitled Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts fifty feet on the north side of Russell Street (formerly Ruth Street) and runs back northerly between parallel lines 160 feet, more or less, to an alley, and is more particularly describes as follows:

Beginning at a point on the north side of Ruth Street fifty feet east of 19th Street; thence at right angles northerly, along a line parallel with 19th Street, 160 feet, more or less, to a point on the southerly margin of an alley in the rear; thence easterly along the southern margin of said alley, fifty feet to a point; thence at right angles, southerly 160 feet, more or less, to Ruth Street; thence westerly along the northern margin of Ruth Street fifty feet to the point of beginning.

Being the same property conveyed to Christina Daudelin, unmarried and Matthew Deeley by Deed from Jordan Richter and wife, Kerlin Richter of record at Instrument No. 20070502-0052551, Register's Office for Davidson County, Tennessee, dated May 1, 2007 and recorded on May 2, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1903 Russell St., Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2013.

Matthew Deeley

Christina Daudelin NKA Christina Deeley
Christina Daudelin NKA Christina Deeley

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Deeley and Christina Daudelin NKA Christina Deeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2013.

Lisa Bedell
Notary Public

LISA L. BEDELL NOTARY PUBLIC STATE OF VERMONT

My Commission Expires:
2/10/15