BILL GARRETT, Davidson County
Trans:T20130045521 DEEDWARR
Recvd: 05/31/13 13:31 2 pgs
Fees:13.00 Taxes:536.50
20130531-0055159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RUBEN CHACON	**NEW OWNER**	11400010200
7542 Sawyer Brown Rd	**SAME**	
NASHVILLE, TN 37221		

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 ACKNOWLEDGE, WE,

THE ESTATE OF JOHN R. SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUBEN CHACON, SINGLE MAN

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:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John T. Connor, Surveyor, June 24, 1958, as follows:

Beginning at an iron pin on the easterly margin of Sawyer Brown Road at the southwest corner of the property conveyed to Alfred L. Williams and wife, by deed from Ernest M. Hill and wife, of record in Book 2794, page 170, Register's Office for said County; thence with the easterly margin of said road south 15° 45' was 192.1 feet to an iron pin in C. V. Hutchison's line; thence with-said Hutchison's line south 85° 30' east 454 feet; thence north 47° 56' east 245 feet to the southern boundary line of the said Williams' property; thence with same north 86° 50' west 566 feet to the beginning, and containing 2 acres, mor or less.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. SULLIVAN ET TUX, BETTY T. SULLIVAN BY WARRANTY DEED FROM JULIUS BROWN ET TUX, LORINE BROWN DATED 05/08/1964 RECORDED ON 05/12/1964 IN RECORD BOOK 3762 PAGE 465 SAID REGISTER'S OFFICE FOR SAID COUNTY. BETTY SULLIVAN HAVING SINCE DIED ON JUNE 12, 2010 AND JOHN R. SULLIVAN HAVING SINCE DIED TESTATE ON JANUARY 11, 2012. LETTERS OF TESTAMENTARY APPOINTING CHARLES STEPHEN SULLIVAN AS THE EXECUTOR OF THE ESTATE OF JOHN R. SULLILVAN OF RECORD DOCKET NO.12P152 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7542 Sawyer Brown Rd, NASHVILLE, TN 37221.

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 in 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 16th day of May, 2013.

Charles Stephen Sullivan Executor

THE ESTATE OF JOHN R. SULLIVAN
BY: CHARLES STEPHEN SULLIVAN
ITS: EXECUTOR OF THE ESTATE OF JOHN R. SULLIVAN

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES STEPHEN SULLIVAN AS THE EXECUTOR OF THE ESTATE OF JOHN R. SULLIVAN, the within named Grantors, 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, at office, this 16th day of May, 2013.

_____
Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON