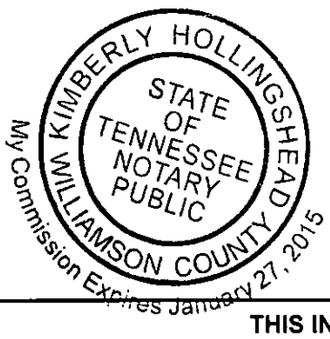
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanner Rollins	F&M Bank	147-09-0 105.00
(NAME)	(NAME)	
5001 Briarwood Drive	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles A. Sullivant Jr., Gary D. Sullivant, Scott G. Sullivant, Tara L. Sullivant, and Erin E. Sullivant, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tanner Rollins and Shelby Rollins, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 204, SECTION ONE, CALDWELL COUNTRY ESTATES, as shown on plat of record in Plat Book 2663, Pages 68 and 69, 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 Charles A. Sullivant and wife, Marilyn Sullivant by Warranty Deed from Samuel J. Weinberg and wife, Sarah S. Weinberg, recorded on the 22nd day of December, 1965 in Deed Book 3971, Page 148, in the Register's Office of Davidson County, Tennessee. Said interest vested in Marilyn Sullivant as surviving tenant by the entirety, the said Charles A. Sullivant having died on May 7, 2008. Said interest vested in Charles A. Sullivant, Gary D. Sullivant, Scott G. Sullivant, Tara L. Sullivant, and Erin E. Sullivant, surviving heirs of Marilyn Sullivant, the said Marilyn Sullivant having died on May 15, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5001 Briarwood Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20130051598 DEEDWARR
Recvd: 06/19/13 11:22 2 pgs
Fees:13.00 Taxes:832.50



20130619-0062627

Witness our hands this 14th day of June, 2013.

Charles A. Sullivant, Jr.

Gary D. Sullivant

Scott G. Sullivant

Tara L. Sullivant

Erin E. Sullivant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles A. Sullivant Jr., Gary D. Sullivant, Scott G. Sullivant, Tara L. Sullivant, and Erin E. Sullivant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.



Notary Public,

My Commission Expires: