WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056785 DEEDWARR
Recvd: 07/03/13 12:05 2 pgs
Fees:13.00 Taxes:508.75
20130703-0068992

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Kristy Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **June, 2013.**

Kristi Howell
Notary Public

MY COMMISSION EXPIRES: 4/20
(AFFIX SEAL)

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Patrick Sullivan and ~~Elizabeth M. Sullivan~~	New owner	07212003200
(NAME)	(NAME)	
2100 Thistlewood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **Bobby D. Harris and Regina B. Harris, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shawn Patrick Sullivan** *and ~~Elizabeth M. Sullivan, husband and wife~~**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

*a married man

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Dalewood, Section I, of record in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property, conveyed to Bobby D. Harris and wife, Regina B. Harris by Warranty Deed from Richard A. Morphis and wife, Nancy D. Morphis, dated October 10, 1986 and filed in Book 7011, page 26, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2100 Thistlewood Dr, Nashville, TN 37216

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, has 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 our hands this **10th** day of **June, 2013.**

Bobby D Harris
Bobby D. Harris

Regina B Harris
Regina B. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Bobby D. Harris and Regina B. Harris, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **June, 2013.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY