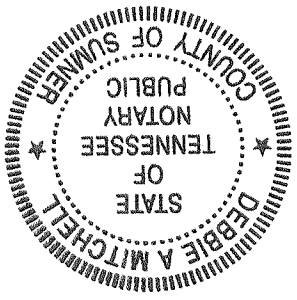
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10700

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Kristi Sprunger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Jennie A. Maddux
Notary Public

MY COMMISSION EXPIRES: 04-19-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtiss Sullivan	NEW OWNER	186040A06900C0
(NAME)	(NAME)	
8501 Gainsford Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/08/13 15:54 3 pgs
Fees:18.00 Taxes:1267.25
20130708-0070495

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ernest A. Meadows and Dorothy A. Meadows, husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Curtiss Sullivan and wife, Cindy Sullivan**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 179, on the Plan of FINAL PLAT, BURKITT PLACE, PHASE 1A, SECTION 2, as shown by the plat appearing of record in Instrument No. 20060315-0029571, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Ernest A. Meadows and Dorothy A. Meadows by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company and filed for record on December 7, 2011, in Instrument No. 20111207-0095635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Real property taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Instrument No. 20060315-0029571, said Register's Office.
All matters as set forth on the boundary plat of record in Instrument No. 20050920-0113225, said Register's Office.
Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, said Register's Office.
Restrictive Covenants of record in Instrument No. 20060306-0025388 and Amendments in Instrument No. 20070202-0014304 and Instrument No. 20120106-0001500, said Register's Office.
Easement and Agreement as shown of record in Instrument No. 20050816-0096915, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 20050908-0108101, said Register's Office.
Easement Agreement of record in Instrument No. 20060317-0030915, said Register's Office.

Conveyance of Common Area/Open Spaces of the Homeowner's Association of record in Instrument No. 20071220-0145868, said Register's Office.
Subject tot Homeowner's Association Dues

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8501 Gainsford Lane, Nolensville, TN 37135
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of June, 2013.

Ernest A. Meadows by Donald R. Barrett, Jr., attorney in fact

Dorothy A. Meadows by Donald R. Barrett, Jr., attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Ernest A. Meadows and Dorothy A. Meadows and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

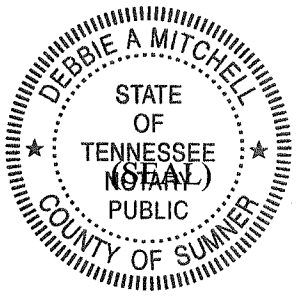
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017