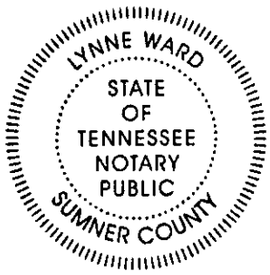
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/28/17

(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
John E. Sullivan	First Community Mortgage	173-04-0A-163.00
(NAME)	(NAME)	
4961 Alexis Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, Douglas A. Fluegel and Sonya Fluegel, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John E. Sullivan and Brittany M. Sullivan, husband and wife, 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 Davidson County, Tennessee, being Lot 162 PHASE 1, OAK HIGHLANDS, as shown on plat of record in Plat Book 6900, Pages 432 thru 435, 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 Douglas A. Fluegel and Sonya M. Ramsey, both unmarried by Warranty Deed from Yazdian Construction Company, Inc., a Tennessee Corporation recorded on the 4th day of April, 2000 in Instrument No. 20000404-0033670, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7350, Page 24, amended in Book 7367, Page 587 and Book 8765, Page 77 and Instrument Number 20021212015369 3, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4961 Alexis Drive, Antioch, TN 37013

(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:T20130078854 DEEDWARR
Recvd: 09/11/13 14:14 2 pgs
Fees:13.00 Taxes:654.90
20130911-0096009

Witness our hands this 3rd day of September, 2013.

Douglas A. Fluegel

Sonya Fluegel, f/k/a Sonya M. Ramsey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Fluegel and Sonya Fluegel**, 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.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015