STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23th DAY OF September, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-7582D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130083653 DEEDWARR
Recvd: 09/27/13 09:53 2 pgs
Fees:13.00 Taxes:555.00
20130927-0101628

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Sullivan and Ann Sullivan, husband and wife (NAME)	New Owner (NAME)	042-09-0A-002.00-CO
205 Lincoln Park (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	New Owner (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 HEREBYACKNOWLEDGED, WE, **Elliot E. Brown, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Sullivan and Ruth Ann 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 No. 2 on the plan of RESUBDIVISION OF LOTS 1 AND 2, LINCOLN PARK, as shown by plat of record in Plat Book 8250, Page 18, in the 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 Elliot E. Brown from John D. Crockett and wife, Stacey A. Crockett, by Deed dated March 27, 2009, as Instrument No. 20090403-0030781, in the Register's Office for Davidson County, Tennessee.

Lindsey Brown joins in the execution of this instrument to convey any interest she may in subject property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8072, page 568, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 18, Register's Office for Davidson County, Tennessee.

4. Deed of Dedication for waterlines as recorded in Book 8241, page 822, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for sanitary sewers as recorded in Book 8287, page 7, Register's Office for Davidson County, Tennessee.

6. Charter of Homeowner's Association of record in Book 8105, page 521, Register's Office for Davidson County, Tennessee.

7. Bylaws of record in Book 8097, page 563, Register's Office for Davidson County, Tennessee.

8. Common Area conveyed to Homeowner's Association of record in Book 8261, page 250, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 205 Lincoln Park, Madison, TN 37115.

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. Whenever 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 23th day of September, 2013.

Elliot E. Brown — September 23, 2013 Date

Lindsey. Brown — September 20, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Elliot E. Brown and Lindsey Brown, the bargainor(s), 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 and official seal, this 23th day of September, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066