BILL GARRETT, Davidson County
Trans: T20130091266 DEEDWARR
Recvd: 10/24/13 10:06 2 pgs
Fees: 13.00 Taxes: 629.00

20131024-0110724

WARRANTY DEED

BR13-0243

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Sullivan	NEW OWNER	
243 Blue Hills Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		095-07-104.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CURTIS A. RICH AND KELLI F. RICH, HUSBAND AND WIFE, , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA SULLIVAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 on the Plan of Merry Oaks, of record in Plat Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curtis A. Rich and wife, Shannon Rich by Warranty Deed from Robert M. Lunn and wife, Betty J. Lunn of record in Book 11192, Page 682, Register's Office for Davidson County, Tennessee, dated October 28, 1998 and recorded on November 6, 1998, further being the same property conveyed to Curtis A. Rich by Quitclaim Deed from Shannon J. Rich of record in Instrument No. 20060921-0117299, Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 21, 2006.

Kelli F. Rich, wife of Curtis A. Rich, joins in the execution of this instrument for the purpose of conveying all of her rights, title and interest in and to said property, martial or otherwise.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 243 Blue Hills Drive, Nashville, Tennessee 37214
(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 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 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 my/our hand(s) this 21st day of October, 2013.

Curtis A. Rich

Kelli F. Rich

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of October, 2013, before me personally appeared Curtis A. Rich and Kelli F. Rich to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of October, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959