WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of Nov, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 207 White Oak Court Trust	SAME	061-05-0-A-047.00CO
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda H. Sullivan, sole heir at law of The Estate of John Randall Sullivan Jr.,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee of The 207 White Oak Court Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 45 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase III, of record in Book 6900, page 826, said Register's Office, submitted to said Master Deed and Bylaws by instrument in Book 7733, page 880, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and ByLaws, as may be from time to time amended as provided therein.

Being the same property conveyed to John Randall Sullivan, Jr., unmarried, by deed from Fox Ridge Homes, Inc., on October 24, 1989, of record in Book 7970, page 43, Register's Office for Davidson County, Tennessee. The said John Randall Sullivan, Jr. having died intestate on May 21, 2013, a resident of Davidson County, Tennessee leaving as his sole heir-at-law, his mother, Wanda Hester Sullivan, and the estate being admitted to the Probate Court of Davidson County, Tennessee on July 31, 2013 at Cause No. 13P-1288. Janeane Sullivan Decker qualified and was appointed as Administratrix of The Estate of John Randall Sullivan, Jr.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 826, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8036, page 175, Register's Office for Davidson County, Tennessee.
- Master Deed and ByLaws of record in Book 7534, page 591; Book 7548, page 612, Book 7733, page 880; and Book 7734, page 478, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5069, page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as: **207 White Oak Court, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 11/04/13 15:36 2 pgs
Fees:13.00 Taxes:129.50
20131104-0114474

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 November 1, 2013.

Wanda H. Sullivan by Wanda Janeane Decker as attorney-in-fact

Wanda H. Sullivan
By Wanda Janeane Decker, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wanda Janeane Decker with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Wanda H. Sullivan the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Wanda H. Sullivan the bargainor(s), by the said Wanda Janeane Decker, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of November, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY