THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080184**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20140002636 DEEDWARR
Recvd: 01/13/14 14:02 2 pgs
Fees:13.00 Taxes:610.50
20140113-0003288

WARRANTY DEED

Address New Owner: Michael Sullivan Builders, GP 18 Westlawn Ct Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10308015001

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William K. Wence and Kathleen W. Wence, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Sullivan Builders, GP, a Tennessee General Partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being a part of Lot No. 336, on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County and described as follows:

Beginning at a point in the line between Lots 336 and 337 on said plan which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence with the line between said lots, Southerly 56 ft. to a point, which is 278 ft. North of the North right of way line of the NC4 St. L. Railroad; thence Easterly 100 ft. to a point which is 252.8 ft North of said Railroad right of way; thence Northerly 58 ft. to a point, which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence Westerly parallel to and 150 ft. Northerly from said Driveway, 100 ft. to a point, being the point of beginning.

(Subject property is a portion of Lot No. 2 on the plan of West Lawn Subdivision, Resubdivision of Lot No. 336, of record in Book 3106, Page 10, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to William K. Wence and wife, Kathleen W. Wence by Warranty Deed from Mary E. Latham, unmarried, recorded on the 8th day of November, 2002 in Instrument No. 20021108-0138349, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, as recorded in Plat Book 421, Page(s) 32 and Plat Book 3106, Page 10.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Water rights, recorded in Book 924, Page 24.

Easement for Sanitary Sewer, recorded in Book 5787, Page 280.

This is improved property located at 18 Westlawn Ct Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2014.

William K. Wence, by Josh Anderson, Attorney-in-fact

Kathleen W. Wence, by Josh Anderson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for William K. Wence, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of January, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
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