Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL CARRETT, Davidson County
Trans:T20140004009 DEEDWARR
Recvd: 01/17/14 13:57 2 pgs
Fees:13.00 Taxes:555.00
20140117-0004953

39-B
File #14-1010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene Collins, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Chad Sullivan, and wife Jena Sullivan,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Tract I:

Land in Davidson County, Tennessee, described according to a survey by A & A Engineer's, Inc., dated July 7, 1977, as follows:

Beginning with a corner stone located 152.93 feet west of the western right of way margin of Old Ezell Pike, also being the southwest corner of Ivan Brown Property; thence South 76 degrees 24' 34" East 152.93 feet to an iron pin in the western margin of Old Ezell Pike, thence along said right of way North 4 degrees 45' 15" East 116.55 feet to an iron pin; thence North 77 degrees 19' 10' West 154.70 feet to an iron pin; thence South 3 degrees 42' 00" West 114.40 feet to the point of beginning and containing 0.40 acres, more or less.

Being the same property conveyed to Eugene Collins, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any other beneficiary by deed from George I. Block Family Limited Partnership dated December 9, 2002, of record as Instrument No. 20021211-0153030, Register's Office for Davidson County, Tennessee.

Tract II:
Land in the Fourth Councilmanic District of Davidson County, Tennessee, described according to a survey of A & A Engineer's Inc., dated June 1, 1977, as follows:

Beginning at a point in the southwesterly corner of the Ivan Brown property, said point being 152.93 feet west of an iron pin in a thirty inch ash stump in the westerly margin of Old Ezell Pike; thence north 76 degrees 24' 34" west 260.46 feet to an iron pin in the center line of a creek; thence north 32 degree 06' 05" east 283.5 feet to an iron pin in the center line of said creek; thence south 60 degrees 15' 45" east 135.49 feet to a point; thence south 3 degrees 42' 00" west 234.64 feet to the point of beginning, and containing 1.13 acres, more or less.

Being the same property conveyed to Eugene Collins, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any other beneficiary by deed from George I. Block Family Limited Partnership dated December 9, 2002, of record as Instrument No. 20021211-0153030, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3203 & 3203 B Old Ezell Road, Nashville, TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of January, 2014.

Eugene Collins, Trustee

Eugene Collins, individually

State of Tennessee)
County of Davidson)

On this 9th day of January, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eugene Collins, Trustee and Eugene Collins, individually, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

X William Chad Sullivan
Affiant

Sworn and subscribed before me on this ~~the 9th day of~~ January, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William Chad Sullivan and wife Jena Sullivan	Same as new owner	134-153 & 21

5405 Hill Road Cir
Nashville, TN 37220