Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140008321 DEEDWARR
Recvd: 02/05/14 10:24 2 pgs
Fees:13.00 Taxes:686.35
20140205-0010154

06-1401-75446

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH

Address of New Owner:	Send Tax Bills to:	Tax Information
Jill Lynn Sullivan 117 Lakeside Court Hermitage TN 37076	New Owner	086-10-0-A-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard P. Jones, unmarried, and Janice G. Whitehead, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jill Lynn Sullivan, unmarried, hereinafter called the Grantees, their successors 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. 5, on the Plan of Hermitage Highlands, of record in Instrument No. 20030422-0052784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Jones and Janice G. Whitehead, both unmarried by deed from George Dunn d/b/a/ George Dunn Contractors, dated March 15, 2004, recorded March 19, 2004, of record in Instrument No. 20040319-0031677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Instrument No. 20030416-0050698, all matters shown on the plan of record in Instrument No. 20030422-0052784, Quitclaim Deed conveying common area, open space, and landscape buffers of record in Instrument No. 20030708-0093271, terms and conditions of the Storm Water Detention Agreement of record in Instrument No. 20030220-0022711, Register's Office for Davidson County, Tennessee.

This property is improved property known as 117 Lakeside Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of January, 2014.

Richard P. Jones

Janice G. Whitehead

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard P. Jones and Janice G. Whitehead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of January, 2014.

Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires 9.12.17