BILL GARRETT, Davidson County
Trans:T20140019921 DEEDWARR
Recvd: 03/25/14 14:31 3 pgs
Fees:18.00 Taxes:669.70
20140325-0024526

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-2023

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF March, 2014.

Notary Public

Commission Expiration: 2/26/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Teresa Hahn	**Ark-La-Tex Financial**	
David Sullivan	**5160 Tennyson Parkway**	**06112015800**
1142 Riverwood Drive	**Suite 2000W**	
Nashville, TN 37216	**Plano, TX 75024**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John-Nelson Neal Warren and wife, Tiffany N. Warren

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Hahn and David Sullivan, wife and husband, as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 more particularly described a follows:
Being the East 89 feet front and 70.5 feet rear of Lot No. 22 on the map of Eastside Place of record in Plat Book 547, page 29, and 30, Register's Office for said County and State.
Said Part of said Lot No. 22 fronts 89 feet on the South sides of Riverwood Drive and runs back between lines 200 feet, more or less, to a dead line in the rear on which measures 70.5 feet.

Being the same property conveyed to John-Nelson Neal Warren on 05/15/2006 by deed from Jennifer Blackwell Maudlin, filed for record on 08/17/2006 in Instrument No. 20060817-0101767, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 1142 Riverwood Dr. Nashville, TN 37216

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 12 day of March, 2014.

John-Nelson Neal Warren

Tiffany N. Warren

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John-Nelson Neal Warren and Tiffany N. Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____
this 12 day of March, 2014.

_____
Notary Public

Commission Expiration: _____

Loose Certificate attached

ACKNOWLEDGMENT

State of **California**

County of **San Diego**

On 12 March 2014, before me, **Joseph H Robinson** Notary Public, personally appeared
John- **Nelson Neal Warren** And
Tiffany N. Warren, *Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within* instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALITY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

JOSEPH H. ROBINSON
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1966607
SAN DIEGO COUNTY
My Comm. Exp. February 10, 2016

Place notary seal here

Signature _____ (Seal)

A Notary Public

State of **California**

County of **San Diego**

Escrow:

Document:

Doc Date:

Loan:

Number of Pages:

Capacity Claimed by Signers: