AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140023741 DEEDWARR Recvd: 04/08/14 14:10 2 pgs Fees:13.00 Taxes:740.00 20140408-0029379

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011402

MAP - PARCEL NO: 147-7-B-85.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	William And Elisabeth Sullivan 7116 Somerset Farms Dr Nashville, TN 37221	First Tennessee Bank

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WESLEY C. TILLEY and wife, HYE JO KWON TILLEY**, have bargained and sold and by these presents do transfer and convey unto **WILLIAM SULLIVAN and wife, ELISABETH SULLIVAN**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of First Revision, Section Three, Somerset Farms, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wesley C. Tilley and wife, Hye Jo Kwon Tilley by Warranty Deed from Jon Yankee and wife, Jennifer Yankee, dated March 30, 2004, recorded April 7, 2004, in Instrument No. 20040407-0039328, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 7116 Somerset Farms Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of First Revision, Section Three, Somerset Farms, of record in Plat Book 7900, page 741, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11; as supplemented and amended in Book 9383, Page 526, as re-recorded in Book 9662, Page 960, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 7382, page 225, amended in Book 8235, Page 521 and in Book 8584, Page 20, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 28 day of March, 2014.

WESLEY C. TILLEY

HYE JO KWON TILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WESLEY C. TILLEY and HYE JO KWON TILLEY**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 28 day of March, 2014.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$200,000.00**.

Affiant

SWORN TO and subscribed before me on this 28 day of March, 2014.

My Commission Expires:
7-6-15

Notary Public

SHARON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015