WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035145 DEEDWARR
Recvd: 05/20/14 14:06 2 pgs
Fees:13.00 Taxes:895.40

20140520-0043392

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hartline	NEW OWNER	104060N30300CO
(NAME)	(NAME)	
1909 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William F. Sullivan and wife, Laurie Sullivan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hartline, married**, 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 a certain condominium apartment known as Unit No 303, on the plan of Rose Hall Condominiums, as shown on plat of record in Plan Book 6900, Page 379, and as shown on the Horizontal Property Regime, filed as Exhibit "A" to an established by the Master Deed of record in Book 7307, Page 760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to William M. Sullivan, married by Warranty Deed dated 06/27/2008 from Brian Weiner and spouse, Ashley G. Aston Weiner of record in Instrument 200807010068067, Register's Office for Davidson County, Tennessee and further conveyed to William F. Sullivan and wife, Laurie Sullivan by Quit Claim Deed to Correct Title dated 08/18/2011 from William M. Sullivan of record in Instrument 201108230065171, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **303 Rose Hall, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of May, 2014.

William F. Sullivan

Laurie Sullivan

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Sullivan and Laurie Sullivan, the bargainors, 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 official seal at RBank Massapequa, New York ~~Tennessee~~ this 17th DAY OF MAY, 2014.

Commission expires: 9/26/15

Notary Public

JACLYN DIMARZO
Notary Public, State of New York
No. 01DI6248917
Qualified In Nassau County
Commission Expires Sept. 26, 2015