Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,500.00.

Affiant

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3319 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:
JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2014.

Notary Public

Commission Expiration: 1-9-16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matthew Sullivan and Taylor M. Sullivan 1209 N. 5th Street Nashville, TN 37207	F&M Bank 50 Franklin Street Clarksville, TN 37040	-07116019200

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, **Denise D. Gurley, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Sullivan and Taylor M. Sullivan, husband and wife,** 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:

Property known as 1209 N. 5th Street Nashville, TN 37207, County of Davidson

Land in Davidson County, Tennessee, being Lots Nos. 94 and 95 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 94 and 95 adjoin and front together 60 feet on the easterly side of North Fifth Street and extend back between parallel lines 165 feet to an alley.

Being the same property conveyed to Walter D. Gurley and wife, Denise D. Gurley by Warranty Deed from Gary L. Campbell and wife, Bonnie M. Campbell dated 04/28/00, filed of record in Instrument No. 200005010042429, said Register's Office. Walter D. Gurley having since died on 12/04/2012, leaving Denise D. Gurley as surviving tenant by the entirety.

Tax Map and Parcel ID is as follows 07116019200

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 Grantee herein.

This is improved property known as 1209 N. 5th Street, Nashville, TN 37207

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.

BILL GARRETT, Davidson County
Trans:T20140037921 DEEDWARR
Recvd: 05/30/14 15:02 2 pgs
Fees:13.00 Taxes:712.25
20140530-0046763

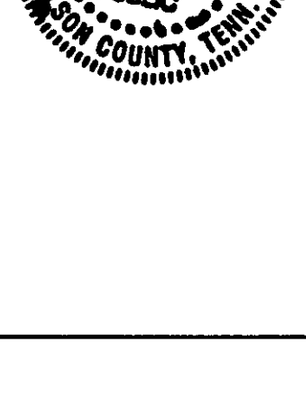
Witness my hand this 29th day of May, 2014.

Denise D. Gurley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2014, before me personally appeared Denise D. Gurley, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of May, 2014.



Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016