WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047132 DEEDWARR
Recvd: 07/02/14 10:16 2 pgs
Fees:13.00 Taxes:647.50
20140702-0058107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Mary N Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary N. Sullivan **Zachary P. Sullivan**	**Franklin American Mortgage Company**	**Map 71-15**
(NAME) **1218 Lischey Avenue**	(NAME) **501 Corporate Centre Drive**	**Parcel 468.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Franklin, TN 37067**	
(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, **JACK L. POWELL JR.AND VERA V. POWELL, HUSBAND AND** wife HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY N. SULLIVAN AND ZACHARY P. SULLIVAN, WIFE AND HUSBAND,** 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 the northerly 32-5/8 feet of Lot No. 35 and the southerly 45 feet of Lot No. 36 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 77-5/8 feet on the westerly side of Lischey Avenue or North Fourth Street, and runs back between parallel lines, 163 feet, more or less, to an alley.

BEING the same property conveyed to Jack L. Powell, Jr. and Vera V. Powell, husband and wife, by Warranty Deed from Shay M. Sparks, unmarried, filed for record November 30, 2011 as Instrument No. 20111206-0095264, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 152, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1218 Lischey Avenue, Nashville, TN 37207**

(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 30th day of June, 2014.

Jack L. Powell Jr.

Vera V. Powell

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Jack L. Powell Jr.and Vera V. Powell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2014.

Commission expires:

Notary Public