File Box 8

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

*Phone (615) 298-3312 - Fax 292-8746*



BILL GARRETT, Davidson County
Trans:T20140064036 DEEDWARR
Recvd: 08/28/14 13:35 2 pgs
Fees:13.00 Taxes:1665.00
20140828-0078790



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 53741
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Stephen Pundor<br>1705 Shackleford Road<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS:** 10408028200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane H. Sullivan, Trustee of the Walter L. Sullivan Living Trust dated December 30, 1999 and Trustee of the Jane H. Sullivan Living Trust dated December 30, 1999,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Pundor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of O. H. Shields Subdivision of Lots 44, 56, 57 and 69 in O. B. Hayes Rokeby Addition of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 6 fronts 55.5 feet on the westerly margin of 17th Avenue South, formerly Adison Street, and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Walter L. Sullivan and wife, Jane H. Sullivan, by Warranty Deed from Valerie Cook and husband, R. Bruce Stewart, dated August 31, 1984 and recorded on September 27, 1984, of record in Book 6390, page 646, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 200005250052261, said Register's Office, a one-half (1/2) undivided interest each was conveyed to Walter L. Sullivan and Jane H. Sullivan as tenants in common. By Quitclaim Deed of record in Doc. No. 20000525-0052262, said Register's Office, Walter L. Sullivan conveyed his interest in subject property to the Walter L. Sullivan Revocable Living Trust. By Quitclaim Deed of record in Doc. No. 20000525-0052263, said Register's Office, Jane H. Sullivan conveyed her interest in subject property to the Jane H. Sullivan Revocable Living Trust.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 158, said Register's Office; The rights of parties in possession.

**This is improved property, known as: 1509 17th Avenue South, Nashville, Tennessee 37212**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor; Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this the 26th day of August, 2014.

Jane H. Sullivan TTEE
Jane H. Sullivan, Trustee of the Jane H. Sullivan Living Trust

Jane H. Sullivan TTEE
Jane H. Sullivan, Trustee of the Walter L. Sullivan Living Trust

**State of** TENNESSEE
**County of** DAVIDSON

On this 26th day of August, 2014, before me the undersigned authority, personally appeared Jane H. Sullivan, Trustee of the Jane H. Sullivan Living Trust and Trustee of the Walter L. Sullivan Living Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2014.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary Public