THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140071286 DEEDWARR
Recvd: 09/23/14 15:02 2 pgs
Fees:13.00 Taxes:1265.40
20140923-0087446

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John M. Sullivan and Amy E. Sullivan 1224 Winding Way Nashville, Tennessee 37216	Endeavor America Loan Services 135 Maxess Road Melville, New York 11747	061 08 0 171.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICAH A. PHILLIPS and wife, JESSICA H. PHILLIPS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN M. SULLIVAN and AMY E. SULLIVAN**, husband and wife, hereinafter called the Grantees, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 15 and the east one-half of Lot No. 14 and the west parts of Lot Nos. 16 and 17 of Block E on the Map of Section Two, Jackson Park, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Winding Way, 15 feet east of the corner of Lot Nos. 15 and 16; thence southerly 126 feet, more or less, to the line between Lot Nos. 16 and 17; thence southwesterly parallel to the line between Lot Nos. 15 and 17, 75 feet to the line between Lots No. 17 and 18; thence with said line northwesterly 15 feet to the corner of Lot Nos. 17 and 18 in the east line of Lot No. 15; thence with the east line and along the line of Lot No. 18, southwesterly 64 feet 4 inches to the corner of said lot and of Lot Nos. 14 and 19; thence with the line between Lot Nos. 14 and 19, westerly 29 feet, more or less, to a point; thence northerly 222 feet 9 inches, more or less, to the south margin of Winding Way; thence with the margin of the same, easterly 125 feet to the beginning.

Being the same property conveyed to Micah A. Phillips and wife, Jessica H. Phillips, by Warranty Deed from John T. Bomar, III and wife, Margaret H. Bomar, of record in Instrument No. 20110630-0050028, dated 6/29/2011, Register's Office for Davidson County, Tennessee.

This is improved property known as **1224 Winding Way, Nashville, Tennessee 37216 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 19th day of September, 2014:

Micah A. Phillips

Jessica H. Phillips

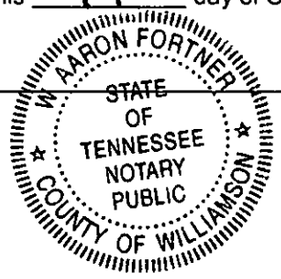
STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICAH A. PHILLIPS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19 day of September, 2014:

Notary Public

My Commission Expires: 5/23/18



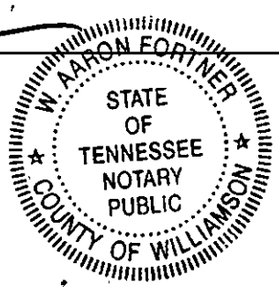
STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSICA H. PHILLIPS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19 day of September, 2014:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $342,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2014:

Notary Public

My Commission Expires: 5/23/18

