BILL GARRETT, Davidson County
Trans:T20140089167 DEEDWARR
Recvd: 11/26/14 10:38 2 pgs
Fees:13.00 Taxes:610.50
20141126-0109113

Return to: Brittwright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 24th day of November, 2014.

Notary Public

My commission expires: 3-27

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFFERY C. SULCER LORI L. SULCER	Pinnacle Bank	09602002600
112 DONELSONWOOD DR	150 3rd Ave S.	
NASHVILLE, TN 37214	Nashville, TN 37201	

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 ACKNOWLEDGE, WE,

COLLETTE CARROLL, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFERY C. SULCER and LORI L. SULCER *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:

Being Lot 4 on the plan of Donlesonwood, as of record in Plat Book 2083, Page 26, register's office for Davidson County, Tennessee to which said in plan reference is hereby made for a more and complete and accurate legal description, Parcel ID number 096-02-0-026.00.

BEING THE SAME PROPERTY CONVEYED TO COLLETTE CARROLL COUTS, BY QUITCLAIM DEED FROM JOSHUA J. COUTS, DATED 07/29/2008 AND RECORDED ON 08/05/2008 IN INSTRUMENT NUMBER 20080805-0080751, DAVIDSON COUNTY, TENNESSEE. COLLETTE CARROLL COUTS IS ONE AND THE SAME AS COLLETTE CARROLL.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 112 DONELSONWOOD DR, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 24th day of November, 2014.

Collette Carroll
COLLETTE CARROLL

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, COLLETTE CARROLL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2014.

Myrtle Greene
Notary Public

My Commission Expires: Aug 8, 2016

MYRTLE H. GREENE
Notary Public - State of Florida
My Comm. Expires Aug 8, 2016
Commission # EE 215399
Bonded Through National Notary Assn.