WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091207 DEEDWARR
Recvd: 12/05/14 11:28 2 pgs
Fees: 13.00 Taxes: 777.00
20141205-0111658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane F. Myers, Trustee	SAME	Map 171-2-A
(NAME) 123 Villa View Court	(NAME)	Parcel 24 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, I, **DEBORAH R. SULLIVAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANE F. MYERS, TRUSTEE OF THE DIANE F. MYERS REVOCABLE TRUST DATED SEPTEMBER 15, 2004,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 24 on the Plan of Phase 1, Brentwood Villa, of record in Plat Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deborah R. Sullivan, a single person, by deed dated April 11, 2011, from Paul Murray, III and wife, Julia K. Murray and Paul Murray, Jr. and Jane P. Murray, husband and wife, of record in Instrument No. 20110415-0029364, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 4 and 5, said Register's Office; (c) restrictive covenants of record in Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Book 7423, page 567 and Book 8074, page 564, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6923, page 943 and Book 7035, page 115, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 123 Villa View Court, Brentwood, Tennessee 37027

(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 my hand this 3rd day of December, 2014.

Deborah R. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah R. Sullivan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2015