BILL GARRETT, Davidson County
Trans:T20140092722 DEEDWARR
Recvd: 12/11/14 11:09 2 pgs
Fees:13.00 Taxes:562.03
20141211-0113461

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $151,900.00

Affiant

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 10th day of December, 2014.

Notary Public
My commission expires: 09-19-2016

05-1411-66429

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Christian Lay	F&M Bank	053-06-0B-136.00
1840 Merritt Street	10 Cadillac Drive, Suite 100	
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julia A. Armes Sullivan, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jon Christian Lay, single man, hereinafter called the Grantees, their successors 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 Lot No. 68, on the Plan of Phase 4 B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia A. Armes by deed from James A. Largay and wife, Stacy L. Largay, dated June 20, 2007, recorded June 26, 2007, of record in Instrument No. 20070626-0076231, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Julia A. Armes Sullivan, married by Quitclaim Deed from Julia A. Armes Sullivan f/k/a Julia A. Armes, dated December 23, 2010, recorded April 14, 2011, of record in Instrument No. 20110414-0028752, Register's Office for Davidson County, Tennessee.

Justin Sullivan, spouse of Julia A. Armes Sullivan, joins in the execution of this instrument, to waive his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1840 Merritt Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X JDP

X TJS

WITNESS my hand this 10th day of December, 2014.

X _____ X _____

Julia A. Armes Sullivan Justin Sullivan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julia A. Armes Sullivan and Justin Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 10th day of December, 2014.

X _____

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY