Davidson County DEEDWARR
Recvd: 01/12/15 15:29 4 pgs
Fees:23.00 Taxes:296.00
20150112-0003306

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32163-01-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 12th day of January, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Patrick H. Gillian 4753 Estero Blvd., Apt. 405 Fort Myers Beach, FL 33931	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 106 14 0 118 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reita Mae Stansell, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick H. Gillian** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 70 Lyle Ln, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2015.

Reita Mae Stansell

Reita Mae Stansell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Reita Mae Stansell**, 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, at office, this 12th day of January, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Sharpe Park, as of record in Plat Book 2330, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert H. Sullivan and wife, Reita Mae Sullivan, by deed dated November 16, 1995 from Georgia M. Youngblood, David G. Youngblood and Brenda Lampley, of record in Book 9890, page 641, Register's Office for Davidson County, Tennessee. Robert H. Sullivan, having since died. By Quitclaim Deed of record dated November 3, 1997, Reita Mae Sullivan, conveyed a one-half interest in subject property to Michael Wayne Sullivan and Richard Randall Sullivan, establishing ownership as tenants in common. By Quitclaim Deed dated Febuary 26, 1999 in Book 11369, page 613, Michael Wayne Sullivan and wife, Christy Sullivan, and Richard Randall Sullivan and wife, Della Sullivan, conveyed their one-half interest in subject property to Reita Mae Stansell. Reita Mae Sullivan is one and the same as Reita Mae Stansell.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2330, page 105, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015