BILL GARRETT, Davidson County
Trans:T20150007968 DEEDWARR
Recvd: 02/02/15 11:16 2 pgs
Fees:13.00 Taxes:1757.50
20150202-0009447

Warranty Deed

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2015. Notary Public My commission expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andreas Berlind Laura Berlind	Shelter Lending Services	
1241 Jefferson Davis Drive	4000 W. Brown Deer Rd.	14514003700
Brentwood, TN 37027	Suite E. Brown Deer, WI 53209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN S. SULLIVAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREAS BERLIND AND LAURA BERLIND, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 195 on the Plan of Tyne Valley Estates Section 10 of record in Plat Book 3700, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 166.77 feet on the southerly side of Jefferson Davis Court and extends back 280 feet on the westerly line and 375.8 feet on the easterly line to a dead line measuring 227.79 feet thereon.

Being the same property conveyed to Duard R. Sullivan and wife, Susan S. Sullivan by Warranty Deed from Robert E. Richie and wife, Zelda M. Richie of record in Book 5229 Page 165 dated December 02, 1977 and recorded December 02, 1977 (Value $92,000.00)

Duard R. Sullivan a/k/a Duard Ray Sullivan died September 10, 2013 (Docket No. 13P1614 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1241 Jefferson Davis Drive, Brentwood, TN 37027.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2015.

Susan S. Sullivan by Lynn Sullivan Woodall

Susan S. Sullivan by Lynn Sullivan Woodall
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lynn Sullivan Woodall, as attorney in fact for Susan S. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017