# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027708 DEEDWARR
Recvd: 04/14/15 09:17 2 pgs
Fees:13.00 Taxes:518.89
20150414-0032687

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,241.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Robert Fox | Quicken Loans, Inc. | Parcel ID: |
| 3248 Cloverwood Drive | 1050 Woodward Ave. | 09612001500 |
| Nashville, TN 37214 | Detroit, MI 48226 | |

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 acknowledged, we

**Thomas E. Sullivan, Jr., Cheryl A. Sague, Sharon R. Craig, Sheri L. Ramey, and John K. Sullivan, Devisees under the Will of Argie A. Sullivan**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Robert Fox and wife, Melissa Fox**
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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Thomas E. Sullivan and wife, Argie K. Sullivan by deed from A. Hugh Brewer and Margaret Brewer, of record in Book 4343, Page 970, dated June 18, 1969, Register's Office for said County. The said Thomas E. Sullivan died September 1, 2011 and the title is vested in Argie A. Sullivan, as surviving tenant by the entirety. The said Argie A. Sullivan died testate on May 5, 2014 leaving property vested in Thomas E. Sullivan, Jr., Cheryl A. Sague, Sharon R. Craig, Sheri L. Ramey, and John K. Sullivan as devisees under the Will of Argie K. Sullivan filed in Docket number 14P1238, Davidson County Probate Court.

This conveyance is subject to Restrictive Covenants of record in Book 3341, Page 265, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 38, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3248 Cloverwood Drive, 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 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 9th day of April, 2015.

Thomas E. Sullivan, Jr.

Cheryl A. Sague

Sharon R. Craig

Sheri L. Ramey

John K. 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 Thomas E. Sullivan, Jr., Cheryl A. Sague, Sharon R. Craig, Sheri L. Ramey, and John K. Sullivan, 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 and official seal at Nashville, Tennessee, this 9th day of April, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.