Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Robin Edwards
Affiant

Subscribed and sworn to before me, this 30th day of April 2015.

Notary Public Kim Murray
My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

BILL GARRETT, Davidson County
Trans:T20150033287 DEEDWARR
Recvd: 05/01/15 10:46 2 pgs
Fees:13.00 Taxes:1702.00
20150501-0039328

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard H. Sullivan IV 5524 Cherrywood Drive Brentwood TN 37027	New Owner	159120017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Deborah June Rankin an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard H. Sullivan IV and Caroline S. Sullivan, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Oak Hill Estates Section 3 Re-Subdivision of Lots 64 & 65 of record in Book 6200 Page 105 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah June Rankin by deed from MacArthur G. Vanosdale of record in Instrument No. 20111213-0097043 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Oak Hill Estates Section 3 Re-Sub of Lots 64 & 65 of record in Book 6200 Page 105 Register's Office for Williamson County, Tennessee 3) Restrictions of record in Book 5010 page 245, Register's Office for Williamson County, Tennessee

This property is improved property known as 5524 Cherrywood Drive, Brentwood, Tennessee 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30 day of April, 2015.

Deborah June Rankin

Deborah June Rankin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah June Rankin, the bargainor(s), 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 Brentwood, Tennessee, this 30th day of April, 2015.

Notary Public

My Commission expires: 2/25/19

FILE NO: 08711

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY