WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150034382 DEEDWARR
Recvd: 05/05/15 11:13 2 pgs
Fees: 13.00 Taxes: 481.00
20150505-0040728

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Affiant

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

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Donny Fipps	Churchill Mortgage Corporation	133-12-0-215.00
3850 Scotwood Drive	761 Old Hickory Blvd #400	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John D. Sullivan and Terri L. Sullivan, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donny Fipps, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for said County.

Said Lot No. 119 fronts 76.85 feet on the northeasterly margin of Scotwood Drive and extends back 157.45 feet on the northwesterly line and 152.0 feet on the southeasterly line to a dead line in the rear, measuring 59.59 feet thereon.

Being the same property conveyed to John D. Sullivan and Terri L. Sullivan, husband and wife, from Tammy R. Agee, unmarried and Clayton H. Agee, as joint tenants with right of survivorship by Warranty Deed on November 10, 2009, of record in Instrument Number 20091120-0106946, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5050, Page 10, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5086, Page 766, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3850 Scotwood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 30, 2015.

John D. Sullivan

Terri L. Sullivan

STATE OF California
COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Sullivan and Terri L. Sullivan,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2015

My commission expires 10-19-2018

Notary Public

CMD-1 DORIS FINESTONE Comm. No. 2082695 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. October 19, 2018 CMD-1