WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150034540 DEEDWARR
Recvd: 05/05/15 13:55 2 pgs
Fees: 13.00 Taxes: 3089.50
20150505-0040936

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
531 ABA, LLC	NEW OWNER	10401014500
(NAME)	(NAME)	
179 Belle Forest Circle, Suite 302		10401014501
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2111		104014502
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson M. Welch, Jr. Successor Trustee of the Surviving Spouse Trust established in the J. Cletus Sullivan, Sr., Revocable Living Trust under Agreement dated June 28th, 2005**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **531 ABA, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Nos. 4, 5 and 6 on the plan of Redmon-Corenswet (erroneously spelled Redmon-Cornswet on prior deed), Section Two, as shown on plat appearing of record in Plat Book 3500 Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Harriette J. Sullivan, Successor Trustee, and her successors-in-trust, of the surviving spouse Trust established in the J. Cletus Sullivan, Sr. Revocable Trust by Quit Claim Deed dated 06/23/2010 from Harriette J. Sullivan, Successor Trustee of The J. Cletus Sullivan, Sr. Revocable Living Trust of record in Instrument 201006280050379, Register's Office for Davidson County, Tennessee. Jackson M. Welch, Jr., was appointed Successor Trustee of The Surviving Spouse Trust Established in The J. Cletus Sullivan, Sr. Revocable Living Trust u/a/d June 28, 2005 by Agreed Order from James G. Martin, III, Chancellor of the Chancery Court for Williamson County, Tennessee entered on November 26, 2014, of record in Instrument No. _____Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 3500, Page 66, said Register's Office.
Power Line Easement Easement of record in Book 1021, Page 538, said Register's Office.
Chartered Right of Way Easement of record in Book 2024, Page 533, said Register's Office.
Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable. 2015 taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3631, 3633 - 3635 Redmon, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 1st day of May, 2015.

THE SURVIVING SPOUSE TRUST ESTABLISHED IN THE J. CLETUS SULLIVAN, SR., REVOCABLE LIVING TRUST UNDER AGREEMENT DATED JUNE 28TH, 2005

Jackson M. Welch Jr.
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackson M. Welch Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Successor Trustee of Jackson M. Welch, Jr. Successor Trustee of the Surviving Spouse Trust established in the J. Cletus Sullivan, Sr., Revocable Living Trust under Agreement dated June 28th, 2005 and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Successor Trustee.

WITNESS my hand and seal this 1st day of May, 2015.

Notary Public
My Commission Expires: 11/17/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064