WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to me on June 25th, 2015.

NOTARY PUBLIC

My Commission Expires: 5.20.17

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20150052419 DEEDWARR
Recvd: 06/30/15 10:59 2 pgs
Fees: 13.00 Taxes: 832.50
20150630-0062917

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard W. Sullivan 5180 Ashley Drive Nashville, TN 37211	New Owner	16110001800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alton Wade Kelly and Sheree R. Kelley, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard W. Sullivan, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Huntington Park, Section One as of record in Plat Book 4175, page 10, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Alton Wade Kelley and Sheree R. Kelley, husband and wife, by Warranty Deed from Charlynne W. Hart, a single woman, recorded in Instrument No. 20141202-0110441, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5180 Ashley Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on June 25th, 2015.

Alton Wade Kelley

Sheree R. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 25th, 2015, before me personally appeared Alton Wade Kelley and Sheree R. Kelley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25th day of June, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY