WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054632 DEEDWARR
Recvd: 07/07/15 11:15 2 pgs
Fees:13.00 Taxes:270.10
20150707-0065672

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $78,000.00

Affiant

Subscribed and sworn to before me this 2 day of July, 2015.

Notary Public
My Commission expires: 3-20-18
(Affix Seal)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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:
Colleen T. Sullivan	New Owner	051-15-0-A-077.00CO
420 Walton Lane N-77	"	
Madison, TN 37115	"	

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 M. Williams and Gail Hunter,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Colleen T. Sullivan**, 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 Unit No. N-77 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to John M. Williams and Gail Hunter, from R. Douglas Bain and wife, Patricia H. Bain, by deed on October 31, 2014, of record in Instrument Number 20141031-0100910, 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:

- Subject to all matters as shown on the Plan of record in Book 6328, page 89-90, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6328, page 44, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130709-0070572, Register's Office for Davidson County, Tennessee.

This is improved property known as: **420 Walton Lane N-77, Madison, TN 37115**

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 July 2, 2015.

John M. Williams

Gail Hunter

Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN. 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Williams and Gail Hunter** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 2, 2015

My commission expires 7/10/15

Notary Public

