BILL GARRETT, Davidson County
Trans:T20150058367 DEEDWARR
Recvd: 07/17/15 12:52 2 pgs
Fees:13.00 Taxes:3700.00
20150717-0070093

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of July, 2015, by and between Chantele Simone Grant, unmarried, party of the first part, and Scott E Sullivan and Kathleen Delaney Sullivan, husband and wife , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Woodward Hills Subdivision of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Chantele Simone Grant by virtue of that certain Quit Claim Deed dated December 5, 2007, at Instrument No. 20071220-0146132 in the Register's Office of Davidson County, Tennessee.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20000621-0061752; Book 11766, Page 32; Book 11766, Page 34; and, Book 11643, Page 319 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chantele Simone Grant

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Chantele Simone Grant, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2015.

Notary Public

My Commission Expires

GLENDA MIKOVSKY
Notary Public - State of Florida
My Comm. Expires Nov 19, 2016
Commission # EE 852739
Bonded Through National Notary Assn.

Property Owner & Address: Scott E Sullivan and Kathleen Delaney Sullivan

Tax Parcel No 15916001000

Property Address: 137 Woodward Hills Place
Brentwood, TN 37027

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,000,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of July, 2015

Notary Public

My Commission Expires: 3/24/19

