BILL GARRETT, Davidson County
Trans:T20150062830 DEEDWARR
Recvd: 07/30/15 15:56 3 pgs
Fees:18.00 Taxes:636.22
20150730-0075391

Box 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $171,950.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public

My Commission Expires: 6.21.16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Wallace A. Quillen and Ann T. Quillen, and IRA Innovations LLC f/b/o Wallace Quillen IRA #2102494 241 Nunley Drive Nashville, TN 37211	SAME	13307028200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **SULLIVAN F. MARSDEN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALLACE A. QUILLEN AND ANN T. QUILLEN, as joint tenants with right of survivorship, as to a thirty (30%) per cent undivided interest, and IRA INNOVATIONS LLC F/B/O WALLACE QUILLEN IRA #2102494, as to a seventy (70%) per cent**

undivided interest, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 80 feet on the northerly side of Nunley Drive and runs back 235.21 feet on the westerly line and 264.88 feet on the easterly line to a dead line on which it measures 85.33 feet.

Being the same property conveyed to Sullivan F. Marsden by deed from Arlene J. Evans, unmarried, dated June 19, 2003, of record in Instrument No. 20030625-0087437, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3673, page 439; Book 3770, page 214; Book 4065, page 227 and at Book 4082, page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as: 241 Nunley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, her heirs, its successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of July, 2015.

Sullivan F. Marsden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SULLIVAN F. MARSDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016