WARRANTY DEED

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$175,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE July 31, 2015

Notary Public

MY COMMISSION EXPIRES : 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 40 Burton Hills Dr., #200, Nashville TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
James Sullivan	James Sullivan	
(NAME)	(NAME)	025-08-0-035.00
305 Shevel Dr.	305 Shevel Dr.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth S. Parsons, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Sullivan, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to-wit:
Being Lot No. 103, on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, Page 125, Register's Office for said County.
Said Lot No. 103 fronts 175 feet on the easterly side of Shevel Drive and extends back 195.8 feet on the northerly line and 287.6 feet on the southerly line, to a dead line in the rear on which it measures 162.4 feet.
Being the same property conveyed to William L. Parsons (now deceased) and wife, Elizabeth S. Parsons, as tenants by the entirety by deed from Barney G. Benton and wife, Julia T. Benton, dated 4/16/83 and recorded in Book 5874, page 726 in the Davidson County, TN Register's Office.

unimproved ☐
This is improved ☒ property, known as **305 Shevel Dr., Goodlettsville, TN 37072**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20150065275 DEEDWARR
Recvd: 08/06/15 11:24 2 pgs
Fees:13.00 Taxes:647.50
20150806-0078386

Witness my/our hand(s) this **31st day of July, 2015.**

Elizabeth S. Parsons

Elizabeth S. Parsons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Elizabeth S. Parsons** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **31st day of July, 2015.**

Notary Public. My Commission Expires: 5/8/18

