WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150067073 DEEDWARR
Recvd: 08/12/15 10:55 2 pgs
Fees: 13.00 Taxes: 503.20

20150812-0080671

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MY COMMISSION EXPIRES JUNE 27, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015.

Charlotte A Burbank
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bianca M. Onate	NEW OWNER	162-10-0-058
(NAME)	(NAME)	
553 Janice Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson M. Welch, Jr., Successor Trustee of the Surviving Spouse Trust established in the J. Cletus Sullivan, Sr., Revocable Living Trust u/a/d June 27, 2005, 1/2 tenant-in-common interest, and Jackson M. Welch, Jr., Succeessor Trustee of the Harriette J. Sullivan Revocable Living Trust u/a/d June 27, 2005, 1/2 tenant-in-common interest**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bianca M. Onate and husband, Eleazer Moreno Cruz, and Quirino M. Onate and wife, Frances Onate**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 58 on the Plat of Brookview Estates I, resubdivision of Lots 42-59, of record in Plat Book 4675, page 17, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete description.

Being the same property conveyed to Harriette J. Sullivan, Trustee, and her successors-in-trust, of The Surviving Spouse Trust established in the J. Cletus Sullivan, Sr., Revocable Living Trust, its successors and assigns, the entire right title and one-half (1/2) undivided tenant-in common interest by Quit Claim Deed from Harriette J. Sullivan, Successor Trustee, of the J. Cletus Sullivan, Sr., Revocable Living Trust, dated 6/23/2010, recorded 6/23/2010 of record in Instrument No. 20100623-0049071, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Cletus Sullivan, Sr., Trustee, and his successors-in-trust, of The J. Cletus Sullivan, Sr. Revocable Living Trust, and Harriette J. Sullivan, Trustee, and her successor-intrust, of The Harriette J. Sullivan Revocable Living Trust, by Quit Claim Deed from J. Cletus Sullivan, Sr. and Harriette J. Sullivan, dated 06/27/2010, recorded 06/30/2005 in Instrument No. 20050712-0080562 and Deed of Correction dated 03/10/2006, recorded 03/30/2006 in Instrument No. 20060330-0036130, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Sullivan and wife Harriette J. Sullivan, by Warranty Deed from Glenn H. Lewis and wife, Anita S. Lewis, dated 05/29/2001, recorded 06/01/2001 in Instrument No. 20010601-0057151, in the Register's Office for Davidson County, Tennessee. (James C. Sullivan being one and same as J. Cletus Sullivan, Sr.)

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 4675, page 17, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Record Book 4636, Page 317, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 553 Janice Drive, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 3rd day of August, 2015.

SURVIVING SPOUSE TRUST ESTABLISHED IN J. CLETUS SULLIVAN SR. REVOCABLE LIVING TRUST dated June 27, 2005

Jack M. Welch, Successor Trustee

THE HARRIETTE J. SULLIVAN REVOCABLE LIVING TRUST DATED JUNE 27, 2005

Jackson M. Welch Jr., Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public, in and for the state and county aforementioned, Jackson M. Welch, Jr., which whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Success Trustee of the Surviving Spouse Trust established in the J. Cletus Sullivan, Sr., Revocable Living Trust and The Harriette J. Sullivan Revocable Living Trust , and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Successor Trustee.

WITNESS my hand and seal this 3rd day of August, 2015.

Notary Public

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 01288-26608
SMG TN Warranty Deed