Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP154925

BILL GARRETT, Davidson County
Trans:T20150092328 DEEDWARR
Recvd: 10/29/15 15:11 2 pgs
Fees:13.00 Taxes:1069.30
20151029-0110287

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Cathy Carnes
Affiant

Subscribed and sworn to before me, this 27th day of October, 2015.

Notary Public
My commission expires: 8/[illegible]

STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shannon McGurk 5236 Beech Ridge Road Nashville, TN 37221	Shannon McGurk 5236 Beech Ridge Road Nashville, TN 37221	155150A10400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Wayne A Sullivan, Jr and Angela C Sullivan, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shannon Lynn McGurk** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Lot No. 104 on the Plan of Stonemeade, Section II, as of record in Plat Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wayne A. Sullivan Jr. and wife, Angela C. Sullivan from Shandy S. Husmann and wife, Donna S. Husmann, by Warranty Deed dated September 27, 2000, recorded in Instrument No. 20001002-0097360, consideration amount of $178,000.00, Davidson County Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5236 Beech Ridge Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 27th day of October, 2015.

Wayne A Sullivan, Jr

Angela C Sullivan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne A Sullivan, Jr and Angela C Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of October, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2019

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY