THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00. Affiant
Return to: Birthright Title, LLC 2734 N. Mt. Juliet Road Mt. Juliet, TN 37122	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2015. Notary Public MY COMMISSION EXPIRES: 3-27-18 (AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Walsh	Cedarstone Bank	MAP 86-11-B
603 Rockwood Drive	900 West Main Street	PARCEL 1900CO
Hermitage, TN 37076-2819	Lebanon, TN 37087	
(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, **The Horace Sullivan Estate, Wayne Sullivan, Personal Representative**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Walsh, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Unit No. 2, Building No. 6, Hermitage Woods Condominium Apartments (Raintree Village), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, and as further amended in Book 5165, Page 781, Book 5172, Page 77said Register's Office, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4860, page 62 thru 64, in said Register's Office, to which reference is hereby made. Garage No. 2-6-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Horace Sullivan by deed from William Glenn Johnson, Jr., of record in Book 9568, page 324, Register's Office for Davidson County, Tennessee, dated December 23, 1994 and recorded on January 10, 1995. Horace Sullivan having since November 09, 2010 (Estate being Probated of record in The Davidson County Circuit Court (Probate Division) Filed November 23, 2010, Docket No. 10P1744.) Pursuant to the Last Will and Testament of Horace Sullivan, his real property is to be administered as part of his probate estate by his Executor and Personal Representative, Wayne Sullivan.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **603 Rockwood Drive, Hermitage, TN 37076-2819.**

BILL GARRETT, Davidson County
Trans:T20150095177 DEEDWARR
Recvd: 11/09/15 10:08 2 pgs
Fees:13.00 Taxes:203.50
20151109-0113653

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.

Witness my hand this the 3rd day of November, 2015.

The Horace Sullivan Estate

BY: Wayne Sullivan, Personal Representative
Wayne Sullivan, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Wayne Sullivan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PERSONAL REPRESENTATIVE of **The Horace Sullivan Estate** and is authorized to execute this instrument on behalf of the Estate of Horace Sullivan.

Witness my hand and seal this the 3rd day of November, 2015.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY