Davidson County DEEDWARR
Recvd: 12/09/15 15:09 3 pgs
Fees:18.00 Taxes:333.00
20151209-0124064

WARRANTY DEED

27595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Marty M. Sullivan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2015.

(Affix Seal) Notary Public

My Commission Expires: 4-8-17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marty M. Sullivan	New Owner	
2932 Louise Dr.		Map/Parcel 119 13 0 109.00
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ELIZABETH CLEMONS, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto MARTY M. SULLIVAN, unmarried, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being westerly 79 feet front and 87 feet rear of lot marked "Reserved" lying east of Lots Nos. 12, 13, and 14 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182-1/2 feet, more or less, on the easterly line, measuring 87 feet thereon.

Being the same property conveyed to Mary Elizabeth Clemons, married, by Warranty Deed from Timothy W. Bruce and wife, Trina J. Bruce, dated June 9, 1998, of record in Book 10977, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2016 and subsequent years, a lien not yet due and payable. Map/Parcel 119 13 0 109.00
b. All matters appearing on the Plan of H.G. McNabb's Subdivision of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee..
c. Any and all visible easements lying on and across the property.
d. All applicable building regulations and zoning ordinances.

This is IMPROVED property known as 524 Timmons Avenue, Nashville, Tennessee 37211

THE REAL PROPERTY HEREIN DESCRIBED IS NOT, NOR HAS IT EVER BEEN THE ACTUAL OR PRINCIPAL PLACE OF RESIDENCE OF WILLIAM KEITH CLEMONS.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 9th day of December, 2015:

Mary Elizabeth Clemons

Mary Elizabeth Clemons

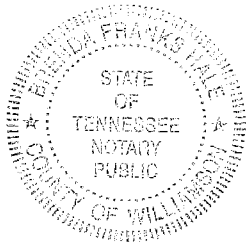
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mary Elizabeth Clemons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2015:

Notary Public

My commission expires: 4-8-17



MY COMMISSION EXPIRES:
APRIL 8, 2017

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

