WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/16 14:15 2 pgs
Fees:13.00 Taxes:358.16
20160303-0020598

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $96,800.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2016

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Lemont Drive Trust	SAME	061-05-0-A-030.00CO
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Erma G. Sullivan**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Lemont Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 102 as created and established by the Master Deed and ByLaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan of Poplar Glen, Phase II, of record in Book 6900, page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and ByLaws by instrument of record in Book 7654, page 439, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and ByLaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Billy T. Sullivan, unmarried, by deed from Fox Ridge Homes, INc., on December 19, 1989, of record in Book 8018, page 761, Register's Office for Davidson County, Tennessee. Billy T. Sullivan (since married) having died on February 19, 2011, leaving as his only heir-at-law, his wife, Erma G. Sullivan, as evidenced by Affidavit of Heirship of record in Instrument Number 20130507-0045782, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7534, page 591, as amended in Book 7548, page 612 and Book 6900, page 764, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8036, page 175, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7654, page 439, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11464, page 63, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8189, page 674; and Book 8069, page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as: **415 Lemont Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 2, 2016.

Erma G. Sullivan

Erma G. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erma G. Sullivan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 2, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.