BILL GARRETT, Davidson County
Trans:T20160018067 DEEDWARR
Recvd: 03/04/16 13:43 2 pgs
Fees:13.00 Taxes:2220.00

20160304-0021018

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**TUNE, ENTREKIN & WHITE, P.C.**
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $600,000.00

AFFIANT

Subscribed and sworn to before me, this 1 day of March, 2016.

NOTARY PUBLIC

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES JULY 3, 2017

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| **Benjamin Sullivan et ux**<br>4011 Harding Place<br>Nashville, TN 37215 | SAME | 13007013100 |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Hudgins Bransford,** unmarried, ("Grantor") does hereby bargain, sell, transfer and convey unto **Benjamin Sullivan and Margaret Sullivan, husband and wife**, ("Grantee") their successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Black "A", Tyne Meade, as of record in Plat Book 1130, Page 14, Register's Office for same County, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Robert Hudgins Bransford by deed from Helli Luck Bransford of record as Instrument No. 20111005-0077452, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Benjamin Sullivan and Margaret Sullivan,** their successors and assigns, forever.

AND **Robert Hudgins Bransford** does hereby covenant with the said **Benjamin Sullivan and Margaret Sullivan** that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes and (ii) Any and all matters shown on Plan of record in Plat Book 1130, page 14, Register's Office for Davidson County, Tennessee.

AND **Robert Hudgins Bransford** does further covenant and bind himself, his successors, and assigns to warrant and forever defend the title to said land to the said **Benjamin Sullivan and Margaret Sullivan,** their successors and assigns against the lawful claims of all persons, except as to matters to which this conveyance is subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1 day of March, 2016.

Robert Hudgins Bransford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Robert Hudgins Bransford**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of March _____, 2016.

Notary Public

My Commission Expires: _____.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017