PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160026169 DEEDWARR
Recvd: 03/31/16 14:11 2 pgs
Fees:13.00 Taxes:2164.50
20160331-0030634

W & I Ref: (DM) Title No.: 58118
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Sullivan, Jr. Joyce W. Sullivan 2108 Golf Club Lane Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117070A16900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Bowen McHaney, Trustee of the Amy Bowen McHaney Revocable Living Trust Amended and Restated November 30, 2010**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Sullivan, Jr. and Joyce W. Sullivan, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 169 on the Revision of Parcels 167, 168, 170, and 171 on the Plan of Gloucester Square, a Cooperative Corporation of record in Plat Book 4300, page 172, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John Howard McHaney and Amy Bowen McHaney, Trustees of the John Howard McHaney Revocable Living Trust, dated September 24, 2004 by Warranty Deed from John H. McHaney and wife, Amy Bowen McHaney dated September 24, 2004, recorded October 5, 2004, of record in Instrument No. 20041005-0119802, said Register's Office. Subject property was conveyed to John H. McHaney and wife, Amy Bowen McHaney by Quitclaim Deed dated May 29, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0057559, said Register's Office, and further conveyed to John Howard McHaney and Amy Bowen McHaney, Trustees of the John Howard McHaney Revocable Living Trust, dated September 24, 2004 by Quitclaim Deed dated May 29, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0057561, said Register's Office. By Quitclaim Deed dated August 4, 2011, recorded August 9, 2011, of record in Instrument No. 20110809-0061358, said Register's Office, subject property was conveyed to John H. McHaney and wife, Amy Bowen McHaney. By Quitclaim Deed dated February 11, 2014, recorded February 12, 2014, of record in Instrument No. 20140212-0012410, said Register's Office. Amy Bowen McHaney conveyed her interest in subject property to Amy Bowen McHaney, Trustee of the Amy Bowen McHaney Revocable Living Trust Amended and Restated November 30, 2010. The said John H. McHaney has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan of record in Book 4300, page 172, said Register's Office to which plan reference is hereby made for a more complete description.
Subject to Restrictions and By Laws of record in Book 4548, page 217 amended in Book 5915, page 274, Instrument No. 20110412-0028197, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597, Instrument No. 20120626-0055964, and Instrument No. 20150414-0032622, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 2108 Golf Club Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2016.

Amy Bowen McHaney Trustee

Amy Bowen McHaney, Trustee of the Amy Bowen McHaney Revocable Living Trust Amended and Restated November 30, 2010

State of Tennessee

County of Davidson

On this 11th day of March, 2016, before me the undersigned authority, personally appeared Amy Bowen McHaney, Trustee of the Amy Bowen McHaney Revocable Living Trust Amended and Restated November 30, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Sworn and subscribed before me this 11th day of MARCH, 2016.

Notary

My Commission Expires: 3/7/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.