Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16040035

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF April, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Norma Guye
8584 Sawyer Brown Road,
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-13-C-
011.00,

Davidson County DEEDWARR
Recvd: 04/19/16 13:37 3 pgs
Fees:18.00 Taxes:832.50
20160419-0037789

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James W. Sullivan and wife, Sharon G. Sullivan,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Norma Guye,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Unit No. 8584, together with the respective carport designated as 8584-C, in River Plantation, Section Ten, Phase II-A, Condominiums, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Book 7900, Page 956 and 957, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, and annexation document in Book 9669, Page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made fora more complete and detailed description.

Being the same property conveyed to James W. Sullivan and wife, Sharon G. Sullivan, by Warranty Deed from Nancy Gayle Ensminger Rohling and Marguerite Ensminger Orange, Executors of the Last Will and Testament of Dorothy Gayle Flanary Ensminger, deceased, pursuant to her Last Will and Testament, and without the necessity of joinder of any beneficiary of said estate, dated 02/04/08 and recorded on 02/06/08 in Instrument No. 20080206-0012467, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
8584 Sawyer Brown Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Restrictive covenants recorded at Book 7389, page 924 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Subject to the Master Deed and By-Laws contained in an instrument of record in Book 9394, page 598, et.seq., Register's Office for Davidson County, Tennessee, and annexation documents for River Plantation, Section Ten, Phase IIA, of record in Book 9669, page 111 and annexation documents for River Plantation, Section Ten, Phase IIB, of record in Book 9780, page 284, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof..

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James W. Sullivan and Sharon G. Sullivan** has/have caused this instrument to be executed, this the 15 day of April, 2016.

James W Sullivan

James W. Sullivan

Sharon G Sullivan

Sharon G. Sullivan

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James W. Sullivan and Sharon G. Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 15 day of April, 2016

My commission Expires: 8/25/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 15 day of April, 2016

Notary's Signature

My Commission Expires: 8.25.18

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY