Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16040001

STATE OF TENNESSEE }
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

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
James W. Sullivan and
Sharon G. Sullivan
8551 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-09-D-201.00

Davidson County DEEDWARR
Recvd: 04/19/16 13:38 4 pgs
Fees:23.00 Taxes:869.50
20160419-0037792

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, **Leona C. Coates and husband, Milton W. Coates,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James W. Sullivan and Sharon G. Sullivan,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit 8551 together with the carport designated as 8551-C of River Plantation Section Ten; Phase II-C, a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on the Plan of record in Book 9700, pages 186 and 187, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to LEONA C. COATES AND HUSBAND, MILTON W. COATES, by deed from J. EDDIE VOEKEL, A MARRIED MAN AND LINDA DENNIS, A MARRIED WOMAN AND WANDA WATSON, AN UNMARRIED WOMAN ALSO BOBBIE J. BUTLER, INDIVIDUALLY TO CONVEY A LIFE ESTATE INTEREST GRANTED FOR AS LONG AS SHE SHALL LIVE, of record in Instrument No. 20081027-0107300, dated October 22, 2008, said Register's Office.

This is improved property generally located:
8551 Sawyer Brown Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 9700, pages 186 and 187, said Register's Office.
3. Master Deed of record in Book 9394, page 598 and amended in Book 10024, page 490, Instrument No. 20081203-117316 and Instrument No. 20081203-0117317, said Register's Office.

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, **Milton W. Coates and Leona C. Coates** has/have caused this instrument to be executed, this the 15th day of April, 2016.

Milton W. Coates

Milton W. Coates

Leona C. Coates

Leona C. Coates

STATE OF Connecticut
COUNTY OF New Haven

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Milton W. Coates and Leona C. Coates,** 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 15th day of April, 2016.

My commission Expires: January 31, 2017 Michelle St. Germain
NOTARY PUBLIC
Michelle St. Germain

MICHELLE ST GERMAIN
Notary Public
Connecticut
My Commission Expires Jan 31, 2017

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