Box 14

28331-8 Box 14 return to: Attorneys Title Company, Inc.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd R. Kelley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron P. Sullivan, and Janelle M. Sullivan, husband and wife**, 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. 28 on the Map of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County,

Said Lot No. 28 fronts 100 feet on the northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Todd R. Kelley by deed from Samuel K. Crocker and Katherine S. Crocker, dated November 30, 1998, of record in Book 11232, page 289, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3610 Hampton Avenue, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 16th day of May, 2016.

Todd R. Kelley

BILL GARRETT, Davidson County
Trans:T20160041600 DEEDWARR
Recvd: 05/18/16 09:44 2 pgs
Fees:13.00 Taxes:3607.50
20160518-0049497

State of Tennessee)
County of Davidson)

On this 16th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Todd R. Kelley, the bargainor(s), 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.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 975,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of May, 2016.

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Aaron P. Sullivan	JPMorgan Chase Bank, N.A.	117-05-0-052.00
3610 Hampton Avenue	PO Box 78420	
Nashville, TN 37215	Phoenix, AZ 85062-8420	