WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049830 DEEDWARR
Recvd: 06/13/16 14:11 2 pgs
Fees:13.00 Taxes:503.20
20160613-0059597

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00*****

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin M. Sullivan	Pinnacle Bank	083-13-0-316.00
(NAME)	(NAME)	
1407 Lillian Street	114 W, College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHARLES P. DAVIS, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto DUSTIN M. SULLIVAN, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 129, on the Plan of the Lindsley Home Place, as shown on survey and plat of same appearing of record in Plat Book 2, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 129 fronts 50 feet on the northerly side of Lillian Street, and runs back between lines, 150 feet to an alley.

Being the same property conveyed to Charles P. Davis, a single person, by deed dated September 18, 2009, from Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of the Woodroof Family Trust, as shown of record as Instrument No. #20090921-0087740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known 1407 Lillian Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this the 8th day of June, 2016.

Charles P. Davis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles P. Davis the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 8th day of June, 2016.

Notary Public

My Commission Expires: 5-20-17

