Box 14

28523-8 Box 14 return to: Attorneys Title Company, Inc.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056372 DEEDWARR
Recvd: 07/01/16 10:28 2 pgs
Fees: 13.00 Taxes: 3526.10
20160701-0067506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $953,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Boosalis	F & M Bank	116-08-0-159.00
(NAME)	(NAME)	
921 Cantrell Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Donald T. Sullivan Jr. and Joyce Sullivan, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Denise Wyont Boosalis and James Jay Boosalis, wife and husband, hereinafter called the Grantees, their 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, being Lot No. 50 on the Plan of Woodmont Park Subdivision of record in Plat Book 547, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald T. Sullivan, Jr. , and wife, Melissa Satterwhite, by Warranty Deed from Lewis Forrest Conner and wife, Stephanie Barger Conner, of record in Instrument No. 20100615-0046310 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 15, 2010. Said interest is now vested in Donald T. Sullivan, Jr., as surviving tenant by the entirety, the said Melissa Satterwhite having since died on September 25, 2013. Spouse of the above name, Joyce Sullivan, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 921 Cantrell Avenue, Nashville, TN 37215

(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 30th day of June, 2016.

Donald T. Sullivan Jr.

Joyce Sullivan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald T. Sullivan Jr. and Joyce Sullivan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public, John Hinton

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020