ADDRESS NEW OWNER:
Edward S. Sullivan
Nancy K. Sullivan
1267 General George Patton Road
Nashville, TN 37221

SEND TAX BILL TO:
Prospect Mortgage, LLC DBA Capwest Mortgage
7500 W 160th St.
Stilwell, KS 66085

MAP & PARCEL NOS.:
142-9-E 66.00

BILL GARRETT, Davidson County
Trans:T20160059278 DEEDWARR
Recvd: 07/12/16 09:21 2 pgs
Fees:13.00 Taxes:795.50
20160712-0071110

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas H. North, Jr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Edward S. Sullivan and Nancy K. Sullivan, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1267 together with Carport designated No. 1267-C in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Phase One, Condominium Apartments recorded in Book 5200, Pages 705 & 706, and amended in Book 6392, page 321, Register's Office for said County, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Thomas H. North, Jr., and wife, Joretta F. North, from Roy D. Ikenberry and wife, Kathleen L. Ikenberry, by Warranty Deed recorded on August 28, 2007, in Instrument No. 20070828-0103168, Register's Office for Davidson County, Tennessee. The said Joretta F. North conveyed her interest to Thomas H. North, Jr., by Quitclaim Deed recorded on January 27, 2014, in Instrument No. 20140127-0007205, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1267 General George Patton Road, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees;(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 6226, Page 9; amended in Book 6392, Page 32, said Register's Office.(4) By-Laws of record in Book 6226, Page 18, said Register's Office.(5) TVA Easements in Book 2274, Page 547, said Register's Office.(6) Conveyance of land and easements to Harpeth Valley Utilities District in Book 3770, Page 6, said Register's Office.(7) Boundary plat of Section Seven River Plantation in Plat Book 5200, page 562, said Register's Office.

Grantor warrants that the subject property has never been his residence and is not subject to any marital interest therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of July 2016.

Thomas H. North, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas H. North, Jr.,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **8th** day of **July 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1606-133

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Affiant

Subscribed and sworn before me this 8th day of July, 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017