BILL GARRETT, Davidson County
Trans: T20160059588 DEEDWARR
Recvd: 07/12/16 14:21 2 pgs
Fees: 13.00 Taxes: 954.60
20160712-0071418

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David W. Cahill, II	First Guaranty Mtg. Corp. ~~New Owner~~	18000008100
(NAME)	(NAME)	
6640 Holt Road	1900 Gallows Rd Ste 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tysons Corner VA 22182	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson M. Welch Jr., Successor Trustee, of The Harriette J. Sullivan Revocable Living Trust**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **David W. Cahill, II and Moryn Cahill, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 10 on the Plan of Holt Hills Subdivision, of record in Plat Book 5050, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harriette J. Sullivan, Trustee, and her successors-in-trust, of The Harriette J. Sullivan Revocable Living Trust, its successors and assigns by Quit Claim Deed from Harriette J. Sullivan, dated 06/27/2005, recorded 07/12/2005 of record in Instrument No. 20050712-0080563 and Deed of Correction recorded on 6/23/2010 of record in Instrument No. 20100623-0049072, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 5050, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5167, Page 923, Amendment to Restrictive Covenants of record in Book 5183, Page 594, Book 5673, Page 903, in the Register's Office for Davidson County,

Tennessee, together with all amendments thereto.
Agreement for Dedication of Easement of record in Instrument No. 20090728-0070494, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6640 Holt Road, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 8th day of July, 2016.

THE HARRIETTE J. SULLIVAN REVOCABLE LIVING TRUST

_____ TRUSTEE
Jackson M. Welch, Jr
Sucessor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackson M. Welch Jr., Successor Trustee, of The Harriette J. Sullivan Revocable Living Trust

WITNESS my hand and seal this .

_____
Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

