BILL GARRETT, Davidson County
Trans:T20160060228 DEEDWARR
Recvd: 07/14/16 08:35 2 pgs
Fees:13.00 Taxes:277.50

20160714-0072037

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2016.

Notary Public
My commission expires: 10-27-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

03-1606-38566

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey M. Powell	Jeff Powell	150-07-0-288.00
3375 Oak Trees Court	1211 W. South Blvd.	
Antioch TN 37013	Troy, MI 48098	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Sullivan, Unmarried, by and through his Attorney-In-Fact, Kelly Sullivan Yonce,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey M. Powell**, hereinafter called the Grantees, their successors 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. 65 A, on the Plan of Lakeshore Woods, of record in Plat Book 5200, Page 621, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Sullivan and wife, Lisa M. Sullivan by deed from Brent Sellers, an unmarried man, dated September 11, 2000, recorded September 13, 2000, of record in Book , Page Instrument No. 20000913-0090924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3375 Oak Trees Court, Antioch, TN 37013.

Lisa Sullivan died on or about January _____, 2016, leaving Michael David Sullivan are Surviving Tenant by The Entirety.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29 day of June, 2016.

Michael D. Sullivan by and through attorney-in-fact, Kelly Sullivan Yonce

Michael D. Sullivan by and through
Attorney-In-Fact, Kelly Sullivan Yonce

STATE OF South Carolina
COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael D. Sullivan by and through, Attorney-In-Fact, Kelly Sullivan Yonce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Summerville, South Carolina, this 29 day of June, 2016.

Holly Rogers
Notary Public

My Commission expires: 06/08/2022

HOLLY ROGERS
COM. EXP.
NOTARY
PUBLIC
06-08-22
SOUTH CAROLINA