BILL GARRETT, Davidson County
Trans:T20160066557 DEEDWARR
Recvd: 08/02/16 14:55 2 pgs
Fees:13.00 Taxes:666.00
20160802-0079858

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara L. Sullins William Derrick Sullins	Wilson Bank and Trust	75-08-0/80.00
(NAME)	(NAME)	
644 Atlanta Drive	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Lynn Charles, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sara L. Sullins and William Derrick Sullins, 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. 369 on the Plan of Tulip Grove Subdivision, section Six, of record in book 4460, page 19, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete an accurate description of said lot.

Being the same property conveyed to Amy Lynn Charles an unmarried person by Quitclaim Deed from Amy Lynn Charles an unmarried woman, who acquired title as a married woman dated October 26, 2006 and filed for record November 22, 2006 as Instrument No. 20061122-0145119 in the Register's Office for Davidson County, Tennessee. Also acquired by instruments No. 20020722-0087955 and Book 9513, page 765, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 644 Atlanta Drive, Hermitage, TN 37076

(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 my/our hands this 29th day of July, 2016.

Amy Lynn Charles

Amy Lynn Charles

State of Tennessee
County of Davidson

Personally appeared before me Amy Lynn Charles, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201607001

J. C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO. TN