Davidson County DEEDWARR
Recvd: 08/25/16 14:53 3 pgs
Fees:18.00 Taxes:462.50
20160825-0089174

WARRANTY DEED

28107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2016.

(Affix Seal) Notary Public

My Commission Expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, SUITE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Walsh	New Owner	
P.O. Box 150802		Map/Parcel 119 13 0 109.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTY M. SULLIVAN, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ROBERT WALSH, married, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being westerly 79 feet front and 87 feet rear of lot marked "Reserved" lying east of Lots Nos. 12, 13, and 14 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182-1/2 feet, more or less, on the easterly line, measuring 87 feet thereon.

Being the same property conveyed to Marty M. Sullivan, unmarried, by Warranty Deed from Mary Elizabeth Clemons, dated December 9, 2015, of record in Instrument No. 20151209-0124064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2016 and subsequent years, a lien not yet due and payable. Map/Parcel 119 13 0 109.00
b. All matters appearing on the Plan of H.G. McNabb's Subdivision of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee..
c. Any and all visible easements lying on and across the property.
d. All applicable building regulations and zoning ordinances.

This is IMPROVED property known as 524 Timmons Street, Nashville, Tennessee 37211

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of August, 2016:

Marty M. Sullivan

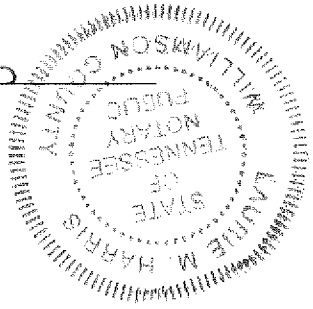
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marty M. Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2016:

Notary Public

My commission expires: 3-25-18



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

