BILL GARRETT, Davidson County
Trans:T20160077851 DEEDWARR
Recvd: 09/06/16 12:57 2 pgs
Fees:13.00 Taxes:684.13
20160906-0093385

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeremiah J. Breitigan
1416 Autumn Knoll
Hermitage, TN 37076-2802

SEND TAX BILL TO:
Peoples Home Equity Inc.
170 N Seven Oaks
Knoxville, TN 37922

MAP/PARCEL 086-07-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sherry J. Sullivan and husband, C. Terry Sullivan,** has this day bargained and sold, and does hereby transfer and convey unto **Jeremiah J. Breitigan, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Jackson's Retreat, Phase III of record in Plat Book 5200, Page (s) 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherry J. Sullivan and husband, C. Terry Sullivan by Quitclaim deed from Sherry J. Cole, n/k/a Sherry J. Sullivan of record in Book 10071, page 893, Register's Office for Davidson County, Tennessee, dated May 24, 1996 and recorded on June 04, 1996.

This is improved property known as: **1416 Autumn Knoll, Hermitage, Tennessee 37076-2802.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 517, and restrictions in Book 5741, page 369, Book 5745, page 294, Book 6056, Page 675 and Book 6806, Page 256,

and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of September, 2016.

Sherry J. Sullivan

C. Terry Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sherry J. Sullivan and C. Terry Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of September, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $184,900.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of September, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169639