Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

**NEW OWNER:**

Kelly M. Sullivan
329 Binkley Drive
Nashville, TN 37211

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 16-0906

Map 147, Group 01-0, Parcel 218.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160095915 DEEDWARR
Recvd: 10/31/16 11:02 3 pgs
Fees:18.00 Taxes:1257.63
20161031-0114710

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars** (**$339,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS M. KAYE AND HIS WIFE, KIM K. KAYE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KELLY M. SULLIVAN, A SINGLE WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 331, as shown on the map entitled, Caldwell Hall, Section Three, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**

**BEING the same property conveyed to Thomas M. Kaye and wife, Kim K. Kaye, by Warranty Deed from James G. Buckley and wife, Carey S. Buckley, dated April 24, 2012, and of record in Instrument No. 20120503-0038004, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 329 Binkley Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **October, 2016**.

THOMAS M. KAYE

KIM K. KAYE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS M. KAYE AND KIM K. KAYE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **October, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ **339,900.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **October, 2016.**

NOTARY PUBLIC

My commission expires: 9-20-2017

