BILL GARRETT, Davidson County
Trans:T20160108139 DEEDWARR
Recvd: 12/08/16 14:21 2 pgs
Fees:13.00 Taxes:2454.95
20161208-0129104

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $663,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2016

Notary Public
Commission Expires: 4-10-18

COUNTY OF DAVIDSON
SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Ladd 3319 Nevada Avenue Nashville, TN 37209	Suntrust Mortgage 1001 Semmes Ave RVW 5093 Richmond, VA 23224	092-13-0-392.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Sullivan Builders, GP

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Ladd and Lisa Koenig

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. 127 on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Michael Sullivan Builders, GP, by Warranty Deed from Joseph E. Cassell and Blas G. Falconer, dated 3/16/15 and recorded 3/20/15 in Instrument No. 20150320-0024109; and being part of the same property previously conveyed to Joseph E. Cassell and Blas G. Falconer, as tenants in common, by Quitclaim Deed from Joseph E. Cassell, an unmarried person, dated 7/19/07 and recorded 3/11/15 in Instrument No. 20150311-0020915; and being part of the same property previously conveyed to Joseph E. Cassell, a single man, by Warranty Deed from Richard G. Campbell and wife, Dorothy F. Campbell, dated 4/8/05 and recorded 4/20/05 in Instrument No. 20050420-0043821, Register's Office for Davidson County, Tennessee. Power of Attorney for Joseph E. Cassell and Blas G. Falconer of record in Instrument Nos. 20150319-0023775 and 20150319-0023774, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3319 Nevada Avenue, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2016.

Michael Sullivan Builders, GP

Michael Sullivan by Tracey Sullivan, Attorney in Fact

Michael Sullivan by Tracey Sullivan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 2016, before me personally appeared Tracey Sullivan to me known to be the person who executed the foregoing instrument in behalf of Michael Sullivan as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of said Michael Sullivan. Witness my hand and official seal.

Notary Public
My Commission Expires: 9-10-18

(Notarial Seal)
SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON