BILL GARRETT, Davidson County
Trans:T20160111756 DEEDWARR
Recvd: 12/20/16 09:12 2 pgs
Fees:13.00 Taxes:2627.00
20161220-0133398

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2016

Notary Public
Commission Expires: 6-19-18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robin Leo Gipson 3321 Nevada Ave Nashville, TN 37209	NEW OWNER	092-13-0-391.00

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

Robin Leo Gipson and Julie Christine Kozel-Gipson, husband and wife, and and Agnes Claire Kozel, a married woman

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. 128 on the Plan of Hortense Place of record in Plat Book 161, Page 167, 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 a portion of the same property conveyed to Joseph E. Cassell, a single man by Warranty deed from Richard G. Campbell and wife, Dorothy F. Campbell of record in Instrument No. 20050420-0043821 Register's Office for Davidson County, Tennessee, dated April 08, 2005 and recorded on April 20, 2005. (Value or consideration as shown in aforementioned deed $231,050.00.)

Being a portion of the same property conveyed to Joseph E. Cassell and Blas G. Falconer by Quitclaim deed from Joseph E. Cassell, an unmarried person of record in Instrument No. 20150311-0020915 Register's Office for Davidson County, Tennessee, dated March 10, 2015 and recorded on March 11, 2015. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Michael Sullivan Builders, GP by Warranty deed from Joseph E. Cassell and Blas G. Falconer of record in Instrument No. 20150320-0024109 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 20, 2015. (Value or consideration as shown in aforementioned deed $465,000.00.) Being also known as 3321 Nevada Ave Nashville, TN 37209.

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: 3321 Nevada Ave, 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 15th day of December, 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 Williamson

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: 1-13-20

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)