THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210275** BILL GARRETT, Davidson County Trans:T20170009557 DEEDWARR Recvd: 02/01/17 14:44 2 pgs Fees:13.00 Taxes:2630.70 20170201-0010869	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $711,000.00. Affiant Subscribed and sworn to before me, this 26th day of January, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Richard Hugh Sullivan III and Linda Christensen Sullivan 2208 TYNE BLVD Nashville TN 37215-4608	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-04-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen C. Welsh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Hugh Sullivan III and Linda Christensen Sullivan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being Lot No. 4, Block "0", on the plan of Tyne Meade, Section 3, as of record at Book 1424, Pages 12, 13, and 14, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed by Quitclaim Deed from Kevin M. Welsh to Kathleen C. Welsh, unmarried as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125405; Quitclaim Deed from Kathleen C. Welsh to Kathleen C. Welsh and husband, Kevin M. Welsh as recorded on the 1st day of April, 2004 in Instrument No. 20040401-0036955; Quitclaim Deed from Kevin M. Welsh to Kathleen C. Welsh as recorded on the 1st day of April, 1997 in Deed Book 10397, Page 988 and Warranty Deed from Walter Keith, IV, an unmarried person, and Michele K. Keith, an unmarried person to Kevin M. Welsh and wife, Kathleen C. Welsh as recorded on the 1st day of July, 1994 in Deed Book 9394, Page 757, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION 3, as recorded in Plat Book 1424, Page(s) 12, 13 & 14.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2208 TYNE BLVD Nashville TN 37215-4608

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2017.

Kathleen C. Welsh

Kathleen C. Welsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen C. Welsh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018