WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013342 DEEDWARR
Recvd: 02/14/17 08:50 2 pgs
Fees:13.00 Taxes:481.00
20170214-0015158

Y-BHHS-17-325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-31-19

(AFFIX SEAL)

YVONNE McCOY HELTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry Sullivan and Pamela M. Sullivan	**New Owner**	
(NAME)	(NAME)	
325 Lakebrink Drive	325 Lakebrink Drive	**096-16-0A-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN. 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. BLAKELY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY SULLIVAN AND PAMELA M. SULLIVAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Phase One, Section One, Larchwood, Planned Unit Development of record in Plat Book 6200, Page 51, 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 James C. Blakely, an unmarried man by Quitclaim deed from James Blakely of record in Instrument No. 20130801-0080045 Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on August 01, 2013.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6299, page 152 rerecorded in Book 6301, page 82, Book 6391, page 449 and 9827, Page 12, Register's Office for Davidson County, Tennessee. and in any allied instrument(s) referred to in said restrictions.
- By-Laws of Larchwood Townhomes, Phase One of record in Book 6299, page 166 rerecorded in Book 6301, page 96 and amended in Book 6873, page 939 and in Book 7271, page 342, Register's Office for Davidson County, Tennessee.
- Charter of Larchwood Townhomes Phase I Homeowner's Association of record in Book 6391, page 434 amended in Book 6391, page 440, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Larchwood Townhomes Phase I Associates, Inc. of record in Book 6323, page 670, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **325 Lakebrink Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF FEBRUARY, 2017.

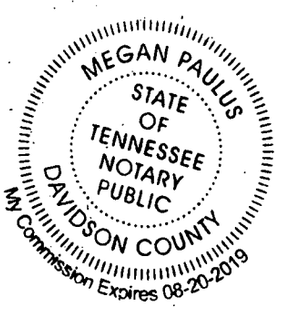
James C. Blakely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. BLAKELY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212