THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170017613 DEEDWARR
Recvd: 03/01/17 10:35 2 pgs
Fees:13.00 Taxes:1139.60
20170301-0020109

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Opyt	NEW OWNER	
1325 5th Avenue North Unit 15		082090W01500CO
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diana F. Sullivan, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara J. Opyt**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 15 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument No. 20131029-0112391, as corrected by Sciveners Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050, Registers office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Robert E. Teague, unmarried and Diana F. Sullivan, unmarried, as joint tenants with right of survivorship by Warranty deed from Germantown Commons of Tennessee LLC, a Tennessee limited liability company of record in Instrument No. 20150827-0086954 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015. Further being the same property conveyed to Diana F. Sullivan, unmarried by Quitclaim deed from Robert E. Teague, unmarried of record in Instrument No. 20161107-0117427 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 07, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1325 5th Avenue North Unit 15, Nashville, TN 37208.**

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 do 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 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 hand this the 28th day of February, 2017.

Diana F. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana F. Sullivan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE