This instrument was prepared by:

James N. Bryan, Jr.
211 Third Avenue, North
Nashville, TN 37201

Davidson County	DEEDWARR
Recvd: 04/25/17 08:34	4 pgs
Fees:22.00 Taxes:0.00	
20170425-0040195	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.0

Affiant,

Sworn to and subscribed before me this 21st day of April, 2017.

Notary Public

My Commission Expires:

Nov 6, 2017

SHANNON LEE LUMPKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number
Laura Sullivan 2431 Dundee Lane Nashville, TN 37214	Same	073 12 0 068.00

EXECUTOR'S DEED

Noleen Sharbel Sullivan died on November 6, 2016, leaving a Will dated January 19, 2012. The Will was admitted to Probate on December 7, 2016, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 16P-1996. The Will named Michael P. Sullivan, as the Executor and the Executor was duly qualified and Letters Testamentary issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Noleen Sharbel Sullivan, (also known as Noleen Ann Sullivan), Michael P. Sullivan, Executor of the Estate of Noleen Sharbel Sullivan, for and in consideration of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto Laura Sullivan, hereafter called the grantee, her heirs, successors and assigns a certain parcel of land in

Davidson County, Tennessee, described as follows:

> Being Lot No. 159 on the plan of the revision of Section 1, Sunset View, of record in Book 2663, page 27 and 28, Register's Office for Davidson County Tennessee.
>
> Said Lot No. 159 fronts106 feet on the southerly side of Dundee Lane and runs back between parallel lines 283.7 feet on the easterly margin and 245.8 feet on the westerly margin to a dead line in the rear on which measures 159.1 feet.
>
> Being the same property conveyed to Lawrence M. Sullivan and wife, Noleen Ann Sullivan by deed from William R. Beal and wife, Madylyn W. Beal of record in Book 3894, page 298, Register's Office for Davidson County, Tennessee and being the same property quitclaimed to Noleen Ann Sullivan (also known as Noleen Sharbel Sullivan) by quitclaim deed from Lawrence M. Sullivan of record in Book 5358, page 130, in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than it has been accurately transcribed from information provided.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed my hand this 11 day of April, 2017.

Estate of Noleen Sharbel Sullivan

By: _____
Michael P. Sullivan, Executor

STATE OF OHIO)
COUNTY OF Knox)

Personally appeared before me, Kathy Swihart, a Notary Public in and for said county, Michael P. Sullivan, Executor, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 11th day of April, 2017.

_____
Notary Public

My Commission Expires: _____

KATHY L. SWIHART, Attorney At Law
Notary Public, State of Ohio
My Commission has no expiration date.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, James N. Bryan, Jr., do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James Bryan Jr.
Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis a notary public for this county and state, James N. Bryan, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robin R. Davis
Notary Public

My Commission Expires 3/8/2020

ROBIN R. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.