BILL GARRETT, Davidson County
Trans:T20170034599 DEEDWARR
Recvd: 04/25/17 09:32 2 pgs
Fees:13.00 Taxes:762.20
20170425-0040292

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17124

Send Tax Bills To:
New Owner

New Owner is:
Craig Sullivan
909 Saddleview Ct.
Franklin, TN 37064

MAP: 097-02-0A

PARCEL: 217.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ana Beatriz Archila n/k/a Ana Beatriz Archila-Todd, and husband, Kris Todd**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Craig Sullivan and wife, Teresa Sullivan**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3836 Hoggett Ford Road, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 217 on the plan of Villages of Riverwood, Section One, Phase 3C, of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ana Beatriz Archila, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 3/26/15 and recorded 4/6/15 in Instrument No. 20150406-0029432, in the Register's Office of Davidson County, Tennessee. Subsequently Ana Beatriz Archila having married Kris Todd and is now known as Ana Beatriz Archila-Todd. Kris Todd joins in the conveyance of the subject property for the purpose of conveying any and all of his interest, marital or otherwise.

ABT KT
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2017.

GRANTOR(S):

ANA BEATRIZ ARCHILA-TODD

KRIS TODD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ana Beatriz Archila-Todd and Kris Todd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$206,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11-5-18