Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170046850 DEEDWARR
Recvd: 06/02/17 10:39 2 pgs
Fees:13.00 Taxes:1202.50
20170602-0055011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tim Wilson et al	**New Owners**	**092-13-0-033.00**
306 42nd Avenue N		
Nashville, TN 37209		

FOR AND IN 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,

Albert Ray Sullivan, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim Wilson and Kevin McGinn and Tee McCarley

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 33 feet of Lot No. 6 and the easterly 7 feet of Lot No. 7 of Block No. 3 on the Map of Subdivision of Plummer Place and part of Block 3 and other Blocks in Charlotte Park Company's 2nd Addition, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 6 and 7 front together 40 feet on the southerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert Ray Sullivan, unmarried by Warranty Deed from William J. Thompson and wife, Gracie F. Thompson, of record in Book 5782, Page 681, Register's Office for Davidson County, Tennessee, dated August 15, 1981 and recorded on August 17, 1981.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3713 Charlotte Avenue, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 31st day of May, 2017.

Albert Ray Sullivan

Albert Ray Sullivan

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Albert Ray Sullivan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **May, 2017.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY