RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-ZC-17-1010

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)
John F. Sullivan	New owner	
(NAME)	(NAME)	**105-01-0B-205.00**
1010 16th Avenue South #205		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **WILLIAM C. SCHILDKNECHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN F. SULLIVAN, JR AND ANNE 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 Unit No. 205 on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Parking space No. P-8 is assigned as a limited common element for the exclusive use by the owner of Unit 205.

Being the same property conveyed to William C. Schildknect, unmarried by Warranty deed from David E. Milly, Trustee or his successors in trust of David E. Milly Management Trust dated March 1, 2013 (a revocable trust) of record in Instrument No. 20150520-0046495 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 20, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ten Ten on the Row, of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264 and Scrivener' s Affidavit filed in Instrument Number 20141009-0093659, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 57, Page 31, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20051230-0156628, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, in the 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: **1010 16th Avenue South #205 , Nashville, Tennessee 37212**.

BILL GARRETT, Davidson County
Trans:T20170056876 DEEDWARR
Recvd: 07/03/17 15:06 2 pgs
Fees:13.00 Taxes:1147.00

20170703-0066972

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 27th DAY OF JUNE, 2017.

RETURN TO

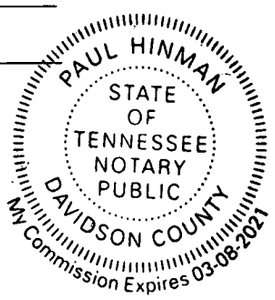
William C. Schildknecht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. SCHILDKNECHT, 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 27th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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