..HEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176627

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170063203 DEEDWARR
Recvd: 07/24/17 12:53 2 pgs
Fees:13.00 Taxes:1239.50
20170724-0074564

W & I Ref: (RF) Title No.: 59083
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler N. Sullivan Brittany S. Sullivan 7324 River Park Drive Nashville, TN 37221	Mortgage Investors Group 8329 East Walker Springs Ln,#200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 155030B01100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John K. Folger, Jr. and spouse Linnea Harrison Folger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler N. Sullivan and Brittany S. Sullivan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of River Park Estates of record in Book 6250, pages 658 and 659 amended in Book 6785, page 427, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John K. Folger, Jr. and spouse, Linnea Harrison Folger by Warranty Deed from James A. Glazier and spouse, Jaki Glazier, dated August 19, 1991 and recorded on August 21, 1991 of record in Book 8425, page 197, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 658 and 659 amended in Book 6785, page 427, said Register's Office, to which plan reference is hereby made for amore complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, Book 7155, page 844, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7324 River Park Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2017.

John K. Folger, Jr.

John K. Folger, Jr.

Linnea Harrison Folger

Linnea Harrison Folger

State of Tennessee

County of Davidson

On this 19th day of July, 2017, before me the undersigned authority, personally appeared John K. Folger, Jr. and Linnea Harrison Folger, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Sworn and subscribed before me this 19th day of July, 2017.

My Commission Expires: 4-28-19

Notary

DEBRA BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019