Davidson County	DEEDWARR
Recvd: 07/25/17 10:07	3 pgs
Fees:18.00 Taxes:1110.00	
20170725-0074967	

WARRANTY DEED

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tonya France	New Owner	126-15-OA-082.00
(NAME)	(NAME)	
7952 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, we, **Shawn Sullivan and wife, Trisha Sullivan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tonya France, a single woman**, hereinafter called the GRANTEE(S), 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 all of Lot 101 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317 and amended as Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn Sullivan and wife, Trisha Sullivan by Warranty Deed from Eric T. Castaldo and wife, Miki Castaldo, dated 03/02/2009, recorded 03/09/2009 of record in Instrument No. 20090309-0020538, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 316 and 317 and Surveyor's Certificate of Correction of record in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7265, Page 657, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9342, Page 312 and re-recorded in Book 9735, Page 931, Amendment to Restrictive Covenants of record in Book 10032, Page 813, Supplemental Declaration of record in Book 10306, Page 817 and Book 11455, Page 443, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 751, Page 396, Book 3462, Page 445, in the Register's Office for

Davidson County, Tennessee.
Easement contained in General Permit of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 3027, Page 261, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4181, Page 383, Book 4207, Page 555, Book 4225, Page 587, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Boundary Master Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20011119-0126831, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7952 Boone Trace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 24th day of July, 2017.

Shawn Sullivan

Trisha Sullivan

State of Tennessee
County of Williamson

Personally appeared before me Shawn Sullivan and Trisha Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Notary Public
My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-38370
SMG TN Warranty Deed

True Copy Certification

I, Lavinia Tribble, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

