File Box 8

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)*

W & I Ref: (DM) Title No.: 59090
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James N. Sullivan Donna Glassford 218 Leonard Avenue Nashville, TN 37205	Farmington Mortgage, a div of CapStar Bank ISAOA 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10413007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$730,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Maggart and Emily H. Maggart, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James N. Sullivan and Donna Glassford, 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. 14 on the Plan of Myrtlewood, Plat of The Bransford Realty Companys Subdivision of part of the SW Berger Property, of record in Book 547, page 106, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Maggart and Emily Hicks, husband and wife by Warranty Deed from Steve Taylor and wife, Deborah Taylor, dated July 31, 2009 and recorded on August 4, 2009 of record in Instrument No. 20090804-0072770, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20101112-0090877, said Register's Office. Subject property was conveyed to Stephen Maggart and Emily H. Maggart, husband and wife.

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

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 106, said Register's Office.

This is improved property, known as 218 Leonard Avenue, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20170068560 DEEDWARR
Recvd: 08/08/17 14:35 2 pgs
Fees:13.00 Taxes:2701.00
20170808-0081259

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 7th day of August, 2017.

Stephen Maggart

Emily H. Maggart

State of Tennessee

County of Davidson

On this 7th day of August, 2017, before me the undersigned authority, personally appeared Stephen Maggart and Emily H. Maggart, 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

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Sworn and subscribed before me this 7th day of August, 2017.

Notary

My Commission Expires:

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