BILL GARRETT, Davidson County
Trans:T20170074625 DEEDWARR
Recvd: 08/28/17 09:31 2 pgs
Fees:13.00 Taxes:1221.00
20170828-0087873

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1401

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST 2017.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ROBERT SULLIVAN, JR. 612 Keeton Avenue Old Hickory, TN 37138	iberiabank 200 W. Congress St. Lafayette, LA 70501	043-04-0A-011.00 CO

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, **RAYMOND COMPANY, LLC, a Tennessee limited liability company**

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

ROBERT SULLIVAN, JR., an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 11 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Eatherly Properties, dated 7/31/17 and recorded 7/31/17 in Instrument Number 20170731-0077503, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Eatherly Properties by Warranty Deed from Lakewood/R3, LLC, dated 4/11/07 and recorded 4/16/07 of record in Instrument Number 20070416-0045344, Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Keeton Avenue, Old Hickory, Tennessee 37138

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 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 its hand this 10th day of August, 2017.

RAYMOND COMPANY, LLC, a Tennessee Limited Liability Company

By: _____, Chief Manager
ADAM RAYMOND, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid personally appeared ADAM RAYMOND, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of RAYMOND COMPANY, LLC, a Tennessee Limited Liability Company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ADAM RAYMOND, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of August, 2017.

_____
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY