Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078260 DEEDWARR
Recvd: 09/07/17 09:12 2 pgs
Fees: 13.00 Taxes: 624.93
20170907-0091873

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tobias L. Sullivan	New Owner	096-11-O-014.00
(NAME)	(NAME)	
3140 Crosswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Isaac Chuck Williamson Jr. and Jamie Marie Williamson, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tobias L. Sullivan, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot No. 531, on the plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, Pages 10 and 11, 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 Isaac Chuck Williamson Jr., unmarried, by Warranty Deed from Larry A. Drake and Deborah J. Drake, dated 04/25/2005, recorded 04/27/2005, of record in Instrument No. 20050427-0046780, in the Register's Office for Davidson County, Tennessee. The said Isaac Chuck Williamson, Jr having since married. Jamie Marie Williamson joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2331, Pages 10 and 11; Covenants, conditions, easements and restrictions of record in Book 2145, Page 262; Covenants, conditions, easements and restrictions of record in Book 2334, Page 307, 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 3140 Crosswood Drive, Nashville, TN 37214
(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), his heirs and/or 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), his heirs and/or 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 hand this 31st day of August, 2017.

Isaac Chuck Williamson Jr.

Jamie Marie Williamson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac Chuck Williamson Jr. and Jamie Marie Williamson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2017.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122