Bill Garrett Davidson County
Batch# 149 DEEDWARR
09/11/2017 01:05:34 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20170911-0092890

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017

Notary Public

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cassianne Robinson-Cohen **Rossanna Marshall**	**First National Bank**	**06108017100**
1224 Winding Way Road	**200 E. Main Street**	
Nashville, TN 37216	**McMinnville, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John M. Sullivan and Amy E. Sullivan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cassianne Robinson-Cohen and her wife, Rossanna Marshall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 15 and the East one-half of Lot No. 14 and the West parts of Lot Nos. 16 and 17 of Block E on the Map of Section Two, Jackson Park, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Winding Way, 15 feet East of the corner of Lot Nos. 15 and 16; thence Southerly 126 feet, more or less, to the line between Lot Nos. 16 and 17; thence Southwesterly parallel to the line between Lot Nos. 15 and 17, 75 feet to the line between Lots No. 17 and 18; thence with said line Northwesterly 15 feet to the corner of Lot Nos. 17 and 18 in the East line of Lot No. 15; thence with the East line and along the line of Lot No. 18, Southwesterly 64 feet 4 inches to the corner of said lot and of Lot Nos. 14 and 19; thence with the line between Lot Nos. 14 and 19, Westerly 29 feet, more or less, to a point; thence Northerly 222 feet 9 inches, more or less, to the South margin of Winding Way; thence with the margin of the same, Easterly 125 feet to the beginning.

Being the same property conveyed to John M. Sullivan and Amy E. Sullivan, husband and wife, by Warranty Deed from Micah A. Phillips and wife, Jessica H. Phillips, dated September 19, 2014, of record in Instrument No. 20140923-0087446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 843, page 21, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1224 Winding Way Road, Nashville, TN 37216.

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 said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of September, 2017.

John M. Sullivan

Amy E. Sullivan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John M. Sullivan and Amy E. Sullivan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON