Bill Garrett Davidson County
Batch# 8433 DEEDWARR
10/04/2017 11:00:47 AM 2 pgs
Fees: $13.00 Taxes: $2,411.29
20171004-0101784

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$651,700.00**.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2017.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret Becker and Dana True		**092-13-0-390.00**
3323 Nevada Ave.	G Same	
Nashville, TN 37029		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Sullivan Builders, GP

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Margaret Becker and Dana True

(hereinafter called the "Grantee"), his 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. 129 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Sullivan Builders, GP by Warranty deed from Joseph E. Cassell and Blas G. Falconer of record in Instrument No. 20150320-0024109 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 20, 2015.

This instrument is being executed pursuant to a Power of Attorney by Tracey Sullivan and is being recorded simultaneously herewith of record in Instrument Number 20171004-0101783, Register's Office for Davidson County, Tennessee.

SP 11/2015

This is **improved** property known as **3323 Nevada Ave., Nashville, TN 37029.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of September, 2017.

Michael Sullivan Builders, GP by
Tracey Sullivan, his Attorney in Fact

Michael Sullivan Builders, GP by Tracey Sullivan its
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tracey Sullivan** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Michael Sullivan Builders, GP for the purposes therein contained, and who further proved to me that she is the **Attorney-in-Fact** for **Michael Sullivan Builders, GP,** and is authorized by the general partnershp to execute this instrument on its behalf.

Witness my hand and official seal this the 22 day of September 2017.

Lisa K R Wagner
Notary Public

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170417

SP 11/2015