# WARRANTY DEED

File #17587

Bill Garrett Davidson County
Batch# 18332 DEEDWARR
10/26/2017 09:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,507.75
20171026-0109746

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidsion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca Erin Sullins | F & M Bank | 12700010100 |
| (NAME) | (NAME) | |
| 8451 Highway 70, South | 10 Cadillac Drive, Ste. 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Isaac E. Tanksley, Jr. and wife, Lisa A. Tanksley,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Erin Sullins and Quinton Aaron Dulworth wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSION COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of a portion of the W. T. Hutton Property and described according to a survey made by James L. Murphy, Jr. and Company, dated January 5, 1967 and surveyed by John Kohl and Company, dated May 15, 1978, as follows:

Said Tract 4 fronts 161.05 feet on the southerly margin of Memphis-Bristol Highway, and runs back 777.15 feet on its westerly line and 580 feet on its easterly line to a broken line in the rear on which it measures 306.89 feet thereon.

Being the same property conveyed to Isaac E. Tanksley, Jr. and wife, Lisa A. Tanksley by Warranty Deed from Kenneth L. Black dated February 13th 2001 and recorded February 16th 2001 in Instrument No. 20010216-0015078, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 8451 Highway 70, South, Nashville, TN 37221
(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 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 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 my hand this 24th day of October, 2017.

Isaac E. Tanksley Jr.

Lisa A. Tanksley

**STATE OF TENNESSEE**
**COUNTY OF Davidsion**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Isaac E Tanksley Jr. and Lisa A. Tanksley, the bargainor(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 and official seal this 24th day of October, 2017.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.