WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

G-VRES-17-616

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia Sullivan and Dustin Sullivan	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	
616 Maplewood Lane	**1480 North 2200 West**	**06106005500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Salt Lake City, UT 84116**	
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS GUEST-JELLEY AND WIFE, ANNA GUEST-JELLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA SULLIVAN AND DUSTIN SULLIVAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, and being located on Maplewood Lane, and described according to a survey made by Erle Drake, County Surveyor, June 25, 1926, as follows:

Beginning in the center of Maplewood Lane at a point opposite the northwest corner of Lot No. 250 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for said County; thence with the center of said Lane, North 88 degrees West 75 feet; thence South 13 degrees West 500 feet; thence South 88 degrees East 75 feet to the westerly line of said Maplewood Heights, Second Subdivision; thence with the same North 13 degrees East 500 feet to the beginning.

Being the same property conveyed to Nicolas Guest-Jelley and wife, Anna Guest-Jelley by Warranty deed from Infinium Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074379 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 29, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **616 Maplewood Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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.

Bill Garrett Davidson County
Batch# 22288 **DEEDWARR**
11/06/2017 09:42:15 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20171106-0113523

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2017.

Nicholas Guest-Jelley

Anna Guest-Jelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS GUEST-JELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA GUEST-JELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212