THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114135

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 33995 **DEEDWARR**
12/06/2017 09:46:18 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171206-0124319

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevor Sullivan 7154 Tullamere Lane Franklin, TN 37067	New Owner	Tax Parcel ID No. 135-11-0C-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelly Ann Blakemore, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor Sullivan, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Plat Book 9700, page 968, as amended in Plat Book 11700, page 48, Register' s Office, Davidson County, Tennessee.

Being the same property conveyed to SHELLY ANN BLAKEMORE, by deed from THOMAS E. NETTLETON, of record in Instrument No. 20150720-0070480, dated July 17, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 135-11-0C-003.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 968, amended in Book 11700, page 48, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 11703, page 581, Instrument No. 20000627-0063887, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767 and Instrument No. 20021211-0152723, said Register's Office.

Grant of Anchor Easement of record in Book 5563, page 5, said Register's Office.

Golf Cart Path Easement of record in Book 10110, page 854, said Registers' Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office.

This is improved property located at 105 Nashboro Greens Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

Shelly Ann Blakemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelly Ann Blakemore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021