File BOX 8

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF February, 20 18.

NOTARY PUBLIC

My Commission expires: 10/13/18

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18010046

Address of New Owner	Send Tax Bills To:	Tax Information:
Sullivan Property Holdings, LLC 8551 Sawyer Brown Road Nashville, TN 37221	Same	142-09-0D-201.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **James W. Sullivan and Sharon G. Sullivan, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sullivan Property Holdings, LLC,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 8551 together with the carport designated as 8551-C of River Plantation Section Ten; Phase II-C, a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on the Plan of record in Book 9700, Pages 186 and 187, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James W. Sullivan and Sharon G. Sullivan by Warranty Deed from Leona C. Coates and husband, Milton W. Coates, dated 04/15/16 and recorded on 04/19/16 in Instrument No. 20160419-0037792, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 61185 DEEDWARR
02/21/2018 02:32:24 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180221-0016578

This is property generally located:
8551 Sawyer Brown Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 9700, Pages 186 and 187, said Register's Office.
3. Master Deed of record in Book 7389, Page 924, and Book 9394, Page 598, and amended in Book 10024, Page 490, Instrument No. 20081203-117316 and Instrument No. 20081203-0117317, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James W. Sullivan and Sharon G. Sullivan** has/have caused this instrument to be executed, this the 20 day of February, 2018.

James W. Sullivan

James W. Sullivan

Sharon G. Sullivan

Sharon G. Sullivan

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James W. Sullivan and Sharon G. Sullivan,** 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.

This the 20 day of February, 2018.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY