Bill Garrett Davidson County
Batch# 61244 DEEDWARR
02/22/2018 08:08:19 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180222-0016659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Sharon G Sullivan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 2018.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James W. Sullivan and Sharon G. Sullivan 8572 Sawyer Brown Rd. Nashville, TN 37221	James W. Sullivan and Sharon G. Sullivan 8572 Sawyer Brown Rd. Nashville, TN 37221	142-13-0C-028.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ERNEST COLEMAN MIDGETT, SR., EXECUTOR OF THE ESTATE OF HENRIETTA S. HORNBUCKLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES W. SULLIVAN AND SHARON G. SULLIVAN, HUSBAND AND WIFE

hereinafter called the GRANTEES, their 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 Unit No. 8572, together with the carport designated No. 8572-C on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded in the Master Deed of record in Book 9394, page 598 and by Annexation of Additional Land of record in Instrument of Book 9780, page 284, and as set out in Plat of record in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HENRIETTA S. HORNBUCKLE, by deed from CUMERLAND TRUST & INVESTMENT COMPANY, SUCCESSOR TRUST UNDER THAT CERTAIN AGREEMENT ESTABLISHING THE RUTH F. LEMMONDS LIVING TRUST, DATED APRIL 2, 2001, of record in Instrument No. 20060912-0112815, dated September 7, 2006, said Register's Office.

This improved property is known as 8572 Sawyer Brown Road, Nashville, TN 37221.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of February, 2018.

EXE

Ernest Coleman Midgett, Sr., Executor of the Estate
of Henrietta S. Hornbuckle

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ernest Coleman Midgett, Sr., Executor of the Estate of Henrietta S. Hornbuckle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of February, 2018.

Howard M. Skipworth
Notary Public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019