WARRANTY DEED

Bill Garrett Davidson County
Batch# 61751 DEEDWARR
02/23/2018 08:59:26 AM 2 pgs
Fees: $13.00 Taxes: $750.18

20180223-0017179

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4314H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chase Brannon and Embrey Brannon	Peoples Home Equity, Inc.	091-11-0-023.00
601 Morrow Road	5205 Maryland Way, Ste 100	
Nashville, TN 37209	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PATRICIA WALDEN SULLIVAN AND HUSBAND, DANNY G. SULLIVAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHASE BRANNON AND EMBREY BRANNON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Revised Plan of Morrow Meadows, Section One of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 57.0 feet on the Westerly margin of Morrow Road and extends back 124.4 feet on the Northerly line and 120.9 feet on the Southerly line to a dead line in the rear, measuring 48.94 feet thereon.

Being the same property conveyed to Richard Daniel Love, unmarried, Patricia Walden Sullivan and husband, Danny G. Sullivan, as joint tenants with rights of survivorship by Warranty deed from Dan Gargus, unmarried of record in Instrument No. 20000302-0020442 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on March 02, 2000. Richard Danile Love having since passed away leaving interest of the property to Patricia Walden Sullivan and Danny G. Sullivan. **

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 601 Morrow Road, Nashville, TN 37209

**
Power of Attorney of record in Instrument No. 20180216-0015444, Register's Office for Davidson County, Tennessee.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 9th day of February, 2018.

Patricia Walden Sullivan

Patricia Walden Sullivan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Patricia Walden Sullivan, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of February, 2018.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand on the 9th day of February, 2018.

Danny G. Sullivan by Patricia Walden Sullivan Attorney-in-Fact

Danny G. Sullivan

By: Patricia Walden Sullivan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Walden Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Danny G. Sullivan, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Danny G. Sullivan.

Witness my hand and official seal, this 9th day of February, 2018.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 18-4314H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027