Bill Garrett Davidson County
Batch# 70512 DEEDWARR
03/19/2018 11:06:31 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180319-0025572

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-23-20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4390B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
John Wolff and Erin Fergusson	SAME AS OWNER	073-13-0-087.00
1718 Welcome Lane		
Nashville, TN 37216		

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,

ELIZABETH M.K. SULLIVAN

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

JOHN WOLFF, AN UNMARRIED MAN AND ERIN FERGUSSON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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. 123 on the Plan of Section Two, Henderson Gardens of record in Plat Book 2900, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn P. Sullivan and Elizabeth Kruse, both unmarried joint tenants with right of survivorship by Warranty Deed from Charles Ty Seaton and wife, Tammy L. Seaton of record in Instrument No. 20050620-0070607 Register's Office for Davidson County, Tennessee, dated June 16, 2005 and recorded on June 20, 2005.

Being the same property conveyed to Elizabeth M.K. Sullivan (formerly Elizabeth Kruse), unmarried, from Shawn P. Sullivan, unmarried, by Quitclaim Deed of record in Instrument No. 20180228-0018970, Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on February 28, 2018.

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 1718 Welcome Lane, Nashville, TN 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 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 15th day of March 2018.

Elizabeth M.K. Sullivan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally, appeared before me, a Notary Public of said County and State, ELIZABETH M.K. SULLIVAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March 2018.

Notary Public

My Commission Expires: 3/10/21

File #: 18-4390B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021