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

CRT File No. 180214934

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2018.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 81404 DEEDWARR
04/16/2018 02:56:54 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20180416-0035689

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Dorris and Emily Dorris 1001 OVERTON LEA RD Nashville TN 37220-1413	New Owner	Tax Parcel ID No. 145-08-0-010.00

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, **Elaine H. Sullivan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Dorris and Emily Dorris, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 8 on the Plan of Lealand Manor, Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the Southerly margin of Overton Lea Road at the Northeast corner of the property conveyed to James M. Stansell and wife by deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 2029, Page 592, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 7 and 8; thence with the line between said two lots, and the Easterly line of said Stansell property South 17 31' West 568.4 feet to a concrete monument, the same being Stansell's Southeast corner; thence continuing in the same direction 416.8 feet, in all 952.2 feet to the Northerly line of the property conveyed to John H. Cheek, Jr. and wife, by deed form F.N. McNeill, Jr., Executor and Trustee of record in Book 1807, Page 457, said Register's Office; thence with same, South 51 30' East 133.1 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots North 27 39' East 948.9 feet to the Southerly margin of said Overton Lea Road; thence with same, Westwardly 308.73 feet to the beginning, containing 4.747 acres, more or less.

Being the same property conveyed to Elaine H. Sullivan by Quitclaim Deed from Bruce D. Sullivan, recorded on the 22nd day of June, 2010 in Instrument No. 20100622-0048869, in the Register's Office of Davidson County, Tennessee.

Bruce D. Sullivan joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES 17-1401

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6518, Page 768.
Matters shown on survey by William A. Pitts.

This is improved property located at 1001 OVERTON LEA RD Nashville TN 37220-1413

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 12th day of April, 2018.

Elaine H. Sullivan

Bruce D. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elaine H. Sullivan and Bruce D. Sullivan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018