WARRANTY DEED

Bill Garrett Davidson County
Batch# 90402 **DEEDWARR**
05/09/2018 10:56:17 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180509-0044411

B-VRES-18-3401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020
(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deven P. Sullivan and Celeste J. Sullivan	**Franklin American Mortgage Co.**	
(NAME)	(NAME)	
3401 Westcliffe Court	**6100 Tower Circle, Ste. 600**	**150-04-0-109.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ALAN SCOTT TAYLOR, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVEN P. SULLIVAN AND CELESTE J. SULLIVAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 388 on the Plan of Section Eight, 2nd Revision, "The Country" of record in Plat Book 6250, Pages 912 and 913, 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. 388, which is a corner lot, fronts 48.16 feet on the Southwesterly margin of Westcliffe Circle, fronts 69.96 feet on the Southerly margin of Westcliffe Court, said frontages being joined by a curve having a length of 34.16 feet, and extends back 131.73 feet on the Southerly line and 125.90 feet on the Westerly line and 3.11 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Alan Scott Taylor, unmarried by Warranty deed from Michael E. Raburn, a married person of record in Instrument No. 20160412-0034998 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 12, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 779-780 and Book 6250, pages 907-908, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 912 and 913, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6250, Page 908, Book 6250, Page 780 and Book 6764, Page 735, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7477, Page (s) 749 and 777, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3401 Westcliffe Court, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF MAY, 2018.

Alan Scott Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN SCOTT TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212