Bill Garrett Davidson County
Batch# 95768 DEEDWARR
05/23/2018 11:51:01 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180523-0049381

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
The Matt and Lori Spahn Revocable Living Trust 1825 FM 2438 Seguin, TX 78155	NEW OWNER	109-09-0004.00

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, I/we, William J. Sullivan, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matt Wayne Spahn and Lori Lyn Spahn, Co-Trustees of The Matt and Lori Spahn Revocable Trust, originally dated July 26, 2007, and amended for the first time on February 23, 2010, for a second time on July 29, 2010, and then subsequently amended in its entirety on December 20, 2012**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Reelfoot, Section Two of record in Plat Book 5200, Page 727, 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 William J. Sullivan by Warranty deed from Laura D. Treuden a/k/a Laura D. Schnurbusch and Jeffery Jon Treuden, wife and husband of record in Instrument No. 20040803-0092668 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 03, 2004.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1220 Reelfoot Circle, Nashville, Tennessee 37214

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; and we do covenant with 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 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 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/our hand(s) this 21st day of May, 2018.

William J. Sullivan

STATE OF FLORIDA
COUNTY OF WALTON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William J. Sullivan; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of May, 2018.

Notary Public

My Commission Expires: 9/26/20

CANDICE RUSSELL-VERMILYEA
Notary Public - State of Florida
Commission # GG 119997
My Comm. Expires Sep 26, 2020