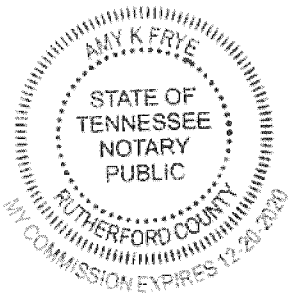
Bill Garrett Davidson County
Batch# 106142 DEEDWARR
06/19/2018 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20180619-0058772

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Edward Sullivan, Jr.	IberiaBank d/b/a IberiaBank Mortgage	142 10 0B 084.00
(NAME)	(NAME)	
617 Barlin Drive	PO BOX 7171	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($219,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Myah Lewis Thormod and husband, Jason Thormod**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Edward Sullivan, Jr., an unmarried man**, hereinafter called the Grantees, 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. 84, on the Plan of Belle Pointe, Phase Two, of record in Book 6250, Page 440 and Plat Book 6250, Page 797, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myah Lewis Thormod and husband, Jason Thormod by Warranty Deed from Kimberly J. Burgess, unmarried dated September 27, 2004 and recorded October 5, 2004 as Instrument No. 20041005-0119887, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Barlin Drive, Nashville, TN 37221

File Number: GRN-183539SSO

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, has 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 our hands this 14 day of June, 2018

Myah Lewis Thormod

Jason Thormod

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Myah Lewis Thormod and husband, Jason Thormod, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

My Comm. Expires July 6, 2020

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF DAVIDSON

HILLARY MONROE SMITH

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF DAVIDSON

HILLARY MONROE SMITH

My Comm. Expires July 6, 2020

File Number: GRN-183539SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019