# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139140 **DEEDWARR**
09/11/2018 10:27:05 AM 2 pgs
Fees: $13.00 Taxes: $5,753.50

20180911-0089886

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brook Dore | New Owner | 15916001000 |
| (NAME) | (NAME) | |
| 137 Woodward Hills Place | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Scott E. Sullivan and Kathleen Delaney Sullivan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brook*Dore and Christina*Alexander,*****
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:

*James **Chipps ***married

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Woodward Hills Subdivision, of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott E. Sullivan and Kathleen Delaney Sullivan, husband and wife, by Warranty Deed from Chantele Simone Grant, unmarried, recorded on July 17, 2015, of record in Instrument Number 20150717-0070093, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 137 Woodward Hills Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 5 day of September, 2018.

Scott E. Sullivan

Kathleen Delaney Sullivan

By: Scott E. Sullivan, Attorney-In-Fact

State of Florida
County of Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Scott E. Sullivan** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kathleen Delaney Sullivan** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Kathleen Delaney Sullivan.**

Witness my hand and official seal this 5th day of September, 2018.

ELIZABETH KIRSCHNER
MY COMMISSION #FF982429
EXPIRES: MAY 08, 2020
Bonded through 1st State Insurance

Notary Public
MY COMMISSION EXPIRES:
May 08, 2020

State of Florida
County of Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Scott E. Sullivan** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her/his free act and deed.

Witness my hand and official seal this 5th day of September, 2018.

ELIZABETH KIRSCHNER
MY COMMISSION #FF982429
EXPIRES: MAY 08, 2020
Bonded through 1st State Insurance

Notary Public
MY COMMISSION EXPIRES:
May 08, 2020

File No.: 13219