THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 190634 **DEEDWARR**
02/01/2019 09:06:27 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190201-0009669

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

IRNED TO
W CORP
\Y

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Mary Melissa Taddeo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2019.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

J27

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Melissa Taddeo	Regions Bank DBA Regions Mortgage	MAP
2305 Selma Avenue	2050 Parkway Office Circle	PARCEL 084-15-0-020.00
Nashville, TN 37214	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Alice Sullivan, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Melissa Taddeo and husband, Peter Taddeo**

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. 82 on the Plan of Plan of Section II, Castlewood Estates of record in Plat Book 2331, Page 91, 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. 82 fronts 98 feet on the Southerly side of Selma Avenue and runs back 216 feet or the Westerly line and 231 feet on the Easterly line to a deed line, measuring 99 feet thereon.

Being the same property conveyed to Harry W. Sullivan and wife, Mary Alice Sullivan by Warranty deed from James R. Henry and wife, Doris F. Henry of record in Book 4034, page 789, Register's Office for Davidson County, Tennessee, dated July 07, 1966 and recorded on July 12, 1966.

The said Harry W. Sullivan having since deceased leaving Mary Alice Sullivan as Tenants by the Entirety.

Being also known as 2305 Selma Avenue Nashville, Tennessee 37214.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **2305 Selma Avenue, Nashville, TN 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 _____ hand( ) this the 30th day of January, 2019.

Mary Alice Sullivan
by J. Michael Sullivan Attorney-in-Fact

Mary Alice Sullivan by J. Michael Sullivan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of January, 2019.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Michael Sullivan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mary Alice Sullivan**, as her Attorney in Fact, as the free act and deed of the within named **Mary Alice Sullivan**.

Witness my hand and official seal this the 30th day of January, 2019.

My Commission expires 11/3/20

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY