WARRANTY DEED

Karen Johnson Davidson County
Batch# 213157 DEEDWARR
04/03/2019 09:42:05 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190403-0030070

JUDITH C. JACOBS RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Michael L. Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bailey M. Goodman Cameron Goodman	Guaranteed Rate Inc.,	161-09-0-4.00
(NAME)	(NAME)	
5221 Larkway Dr	4410 N. Ravenswood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago, ~~TN~~ IL 60640	
(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, **James Michael Sullivan and Anita W. Sullivan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BAILEY M GOODMAN, A SINGLE MAN, AND CAMERON GOODMAN, A SINGLE MAN, AND DELL G GOODMAN AND DIXIE L GOODMAN, HUSBAND AND WIFE, AS TENANTS IN COMMON,** 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. 31 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Brewer Drive at the common corner of Lots 31 and 32; thence with the line between said Lots northerly 109.4 feet to a corner of Lot 30; thence with the line between Lots 30 and 31, easterly 155 feet to a point; in the westerly margin of Larkway Drive; thence with the margin of the same southerly 177.9 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.27 feet to a point in the northerly margin of Brewer Drive; thence with the margin of the same westerly 144 feet to the beginning.

Being the same property conveyed to James Michael Sullivan and wife, Anita W. Sullivan by Quitclaim Deed from James Michael Sullivan dated April 6 2018 and filed for record April 9, 2018 as Instrument NO. 20180409-0033159 in the Register's Office for Davidson County, Tennessee. Also acquired by the Last Will and Testament of Claudia Mae (Zeigler) Sullivan, filed for record February 9, 2018 as Instrument NO. 20180409-0033158 in the Register's Office for Davidson County, Tennessee.

Prior conveyance was a Warranty Deed to James H. Sullivan and Claudia Z. Sullivan from James E. Adams and wife, Mary L. Adams dated August 10, 1961 and filed for record August 15, 1961 in book 3256, page 281, Register's Office for Davidson County, Tennessee. The said James H. Sullivan having died January 10 1999 and Claudia Z. Sullivan Having died December 5, 2017.

Subject to any and all matters appearing on the Plan of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 5221 Larkway Drive, Nashville, TN 37211
(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 1st day of April, 2019.

James Michael Sullivan

Anita W. Sullivan

State of Tennessee
County of Davidson

Personally appeared before me James Michael Sullivan and Anita W. Sullivan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201903006

JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY