G#31976-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 234273 DEEDWARR
05/24/2019 08:24:08 AM 2 pgs
Fees: $13.00 Taxes: $758.88

20190524-0049155

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,102.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Regional Holdings, LLC	"New Owner"	082 08 0 035.00
(NAME)	(NAME)	
PO Box 707		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37041		
(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, **Debbie D. Sullivan, unmarried and Elnora Miller, unmarried, as joint tenants with rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Regional Holdings, LLC, a Tennessee limited liability company,** 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. 78 and the southerly 20 feet of Lot No. 77 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot and said part of said Lot adjoin and front together 55 feet on the West side of Fite Street, now Neill Avenue, and extends back between parallel lines, 150 feet to an alley.

This conveyance includes as an improvement to the land set forth herein a 2002 Fleetwood Mobile Home, Serial No. GAFL 264A4169625 permanently affixed to such land.

BEING the same property conveyed to Debbie D. Sullivan and Elnora Miller, as joint tenants with right of survivorship, by Warranty Deed from Duck River Homes, LLC, dated March 14, 2003 and recorded March 26, 2003 in Instrument No. 20030326-0039580, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) subject to all other matters as shown on plat of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, (3) utility, sewer, drainage and other easements of record, (4) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 630 Neill Ave., Nashville, TN 37206
(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 23rd day of May, 2019.

Debbie D. Sullivan

Elnora Miller

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie D. Sullivan and Elnora Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2019.

Notary Public

My Commission Expires: 3/1/2023

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

File No.: 20192043