Karen Johnson Davidson County Batch# 260608 DEEDWARR 07/23/2019 10:08:30 AM 3 pgs Fees: $18.00 Taxes: $1,232.10 20190723-0072068	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$383,000.00** Affiant Subscribed and sworn to before me, this the 19th day of July, 2019 Notary Public My commission expires: 10/17/21 (AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT G SULLIVAN AND KADY SULLIVAN	**NEW OWNER**	**126-15-0A-156 CO**
817 Aimes Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
DAPHNE ANN DAVIDSON HOUCK, UNMARRIED, NOW KNOWN AS DAPHNE ANN DAVIDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT G SULLIVAN AND KADY SULLIVAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 148 on the plan of Boone Trace at Biltmore, Section Three, of record in Plat Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAPHNE ANN DAVIDSON, UNMARRIED, by deed from ALEXANDER S.CURTIS AND WIFE, JENNIFER H. CURTIS, of record in Instrument No. 20041202-0143736, dated November 22, 2004, said Register's Office. Being further conveyed to DAPHNE ANN DAVIDSON HOUCK AND ERIC MICHAEL HOUCK, A MARRIED COUPLE, by quitclaim deed from DAPHNE ANN DAVIDSON HOUCK, of record in Instrument No. 20141002-0091078, dated October 1, 2014, said Register's Office. Being further conveyed to DAPHNE ANN DAVIDSON HOUCK, by quitclaim deed from ERIC MICHAEL HOUCK, of record in Instrument No. 20190423-0037255, dated April 18, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 817 Aimes Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 19th day of July, 2019.

DAPHNE ANN DAVIDSON

State of Tennessee)

County of Davidson)

On this 19th day of July, 2019, before me personally appeared, **DAPHNE ANN DAVIDSON**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER