Name and Address of New Owner:
James L. Posey, III and April Ann Oberlin
616 Maplewood lane
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 317906 DEEDWARR
11/20/2019 02:21:43 PM 2 pgs
Fees: $13.00 Taxes: $1,829.65
20191120-0120040

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 061-06-0-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dustin Sullivan and Olivia Sullivan, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Laster Posey, III and April Ann Oberlin, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, and being located on Maplewood Lane, and described according to a survey made by Erle Drake, County Surveyor, June 25, 1926, as follows:

Beginning in the center of Maplewood Lane at a point opposite the northwest corner of Lot No. 250 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for said County; thence with the center of said Lane, North 88 degrees West 75 feet; thence South 13 degrees West 500 feet; thence South 88 degrees East 75 feet to the westerly line of said Maplewood Heights, Second Subdivision; thence with the same North 13 degrees East 500 feet to the beginning.

Being the same property conveyed to Nicolas Guest-Jelley and wife, Anna Guest-Jelley by Warranty deed from Infinium Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074379 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 29, 2015. (Value of consideration shown in aforementioned deed $395,000.00.)

Being the same property conveyed to Olivia Sullivan and Dustin Sullivan, wife and husband by Warranty deed from Nicholas Guest-Jelley and wife, Anna Guest-Jelley of record in Instrument No. 20171106-0113523 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 6, 2017. (Value of consideration shown in aforementioned deed $470,000.00.)

Being also known as 616 Maplewood Lane Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of November, 2019.

_____(SEAL)
Dustin Sullivan

_____(SEAL)
Olivia Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dustin Sullivan and Olivia Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $494,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of November, 2019.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23

_____
Notary Public
My commission expires: 1-3-23

File No. 2019-413