THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 318497 DEEDWARR
11/22/2019 11:28:58 AM 2 pgs
Fees: $13.00 Taxes: $2,142.30

20191122-0120901

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 579,000.00.

Mary Regina Hardesty Bacilieri
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Michael Sullivan	Pinnacle Bank	MAP 115-10-0
6405 Brownlee Drive	150 3rd Avenue South; Suite 900	PARCEL -035.00
Nashville, TN 37205	Nashville, TN 37201	
(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 Regina Hardesty Bacilieri, Marita Hardesty, Benson Joseph Hardesty, Kathleen Hardesty Merchant and Sherry Lynn Hardesty, the Heirs under the Will of Marita A. Hardesty**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Michael Sullivan and Virginia Luster 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of West Meade Estates, Section I of record in Plat Book 2663, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

.Being the same property conveyed to Paul F. Hardesty and wife, Marita A. Hardesty by Warranty deed from Louis R. Farber and wife, Margaret G. Farber of record in Book 3677, page 89, Register's Office for Davidson County, Tennessee, dated January 31, 1964 and recorded on February 8, 1964. Paul F. Hardesty having since died on November 2, 1972. Marita A. Hardesty having since died on November 30, 2018, leaving a Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 19P-218. By the terms of the said Will, the said properly was devised unto Mary Regina Hardesty (now Bacilieri), Marita Hardesty, Benson Joseph Hardesty, Kathleen Hardesty (now Merchant) and Sherry Lynn Hardesty.

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 IMPROVED property known as **6405 Brownlee Drive; Nashville, TN 37205.**

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 our hands this the 21st day of November, 2019.

Benson Joseph Hardesty

Kathleen Hardesty Merchant by Benson Joseph Hardesty Attorney-in-Fact

Kathleen Hardesty Merchant by Benson Joseph Hardesty, Attorney-in-Fact

Marita Hardesty

Sherry Lynn Hardesty

Mary Regina Hardesty Bacilieri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benson Joseph Hardesty, Marita Hardesty, Sherry Lynn Hardesty and Mary Regina Hardesty Bacilieri,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benson Joseph Hardesty** 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 **Kathleen Hardesty Merchant**, as her Attorney in Fact, as the free act and deed of the within named **Kathleen Hardesty Merchant**.

Witness my hand and official seal this the 21st day of November, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public