Karen Johnson Davidson County
Batch# 318502 DEEDWARR
11/22/2019 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $262.70
20191122-0120907

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $71,000.00. Affiant Subscribed and sworn to before me, this the 12th day of November, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon K. Demonbreun	New Owner	095030A00500CO
709 South 13th St.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL A. SULLIVAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON K. DEMONBREUN, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit 5, as described in the Master Deed of Magnolia Square Condominiums of record in Book 6685, Page 253, Register's Office for said County, and as shown on the plan of Magnolia Square Condominiums, Appended as Exhibit B to the Master Deed of Trust in Book 6685, Page 253, Specifically page number 275, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Estelle R. Sullivan, unmarried by Warranty deed from Charles H. Turner and wife, Virginia W. Turner of record in Book 6701, page 622, Register's Office for Davidson County, Tennessee, dated November 4, 1985 and recorded on November 4, 1985.

Estelle R. Sullivan died November 7, 2018, she left the property to Paul Anthony Sullivan Sr. and Christa Lea Sullivan in her Will probated at Docket No. 19P786 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Affidavit of Heirship recorded at Instrument No. 20190607-0054448 also names Paul Anthony Sullivan Sr. and Christa Leah (Sullivan) Demonbreun.

Being also known as 2258 Lebanon Pike #5 Nashville, Tennessee 37214

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2258 Lebanon Road #5, Lebanon, TN 37087, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2019.

Paul A. Sullivan Sr.
Paul A. Sullivan, Sr.

STATE OF NC
COUNTY OF Davidson

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

Witness my hand and seal this 12th day of November, 2019.

DENEEN HARRIS
Notary Public - North Carolina
Forsyth County
My Commission Expires May 25, 2022

Deneen Harris
Notary Public

My Commission Expires: 05/25/2022

True Copy Certification

I, Angie Lawless, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022