WARRANTY DEED

Karen Johnson Davidson County
Batch# 411504 DEEDWARR
06/08/2020 11:23:47 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200608-0058501

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 05-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Rank	Iberiabank	133-01-0-073.00
(NAME)	(NAME)	
3204 Louise Drive	12719 Cantrell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Little Rock, AR 72223	
(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, I, **W. Ann Sullivan, a widow,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lindsey Rank, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 42 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to V. W. Deal, by Warranty Deed from G. H. Deal and wife, Flora Deal, dated June 19, 1956, of record in Book 2543, page 419, Register's Office for Davidson County, Tennessee. V. W. Deal died and his Will was probated (Case No. 97P15) in the Probate Court for Davidson County, Tennessee on January 3, 1997, giving the Executor, George W. Deal, the right to convey the herein described property. AND being the same property conveyed to Russell Sullivan and wife, W. Ann Sullivan, by Quitclaim Deed from Estate of Vuelon W. Deal a.k.a. V. W. Deal, dated July 10, 1997, of record in Book 10527, page 115, Register's Office for Davidson County, Tennessee. Russell Sullivan is now deceased; whereupon, W. Ann Sullivan is the sole owner of said property as the surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 3204 Louise Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 1130, page 64; restrictions of record in Book 1318, page 626; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 5th day of June, 2020.

W. Ann Sullivan

W. Ann Sullivan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared W. Ann Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of June, 2020.

Notary Public
My Commission Expires:

File No.: 31733

