Karen Johnson Davidson County
Batch# 421248 DEEDWARR
06/19/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20200619-0065592

WARRANTY DEED

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF June 20 20.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: William M. Sullivan and Elisabeth Rowley Sullivan	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 7104 Natchez Pointe Pl.	(NAME)	155100B04000CO
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(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, **Aaron Moorehead, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Sullivan and Elisabeth Rowley Sullivan, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 40 on the Plan of Final Plat of Natchez Pointe, Cluster Lot of record in Plat at Instrument No.20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 7104 Natchez Pointe Place, Nashville, TN 37221

Being the same property conveyed to Aaron Moorehead by virtue of that certain Warranty Deed dated April 13, 2018, and being of record at Instrument No. 20180417-0036193, in the amount of $569,900.00 in the Register's Office of Davidson County, Tennessee. The said Rosalyn Moorehead joins in this conveyance to convey any and all marital rights she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20080402-0033047, Instrument No. 20080128-0008610 and 20180521-0048617, Instrument No. 20080128-0008611, Book 4150, Page 109, Book 6471, Page 897, Instrument No. 20000331-0032265 and 20070226-0023127, No. 20070226-0023092, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 7104 Natchez Pointe Pl Nashville, TN 37221 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of June, 2020.

Aaron Moorehead

Rosalyn Moorehead

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Aaron Moorehead and Rosalyn Moorehead**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of June, 2020.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

