WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Y-C-20-2624

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 441519 **DEEDWARR**
07/21/2020 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200721-0079897

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Michael Harrison and Katherine Cleary Upton	New Owner	
(NAME)	(NAME)	**119-11-0-096.00**
2624 Ennis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL SULLIVAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN MICHAEL HARRISON AND KATHERINE CLEARY UPTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, on the Final Plat of the Resubdivision of Lot 39, Laurel Acres, of record in Instrument No. 20150112-0003180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Access Easement Agreement of record in Instrument No. 20151222-0128353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Sullivan, unmarried man by Warranty deed from Larissa Lentile, unmarried of record in Instrument No. 20160106-0001041 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 06, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20150112-0003180, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 2150, Page 53, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage of record in Book 4365, Page 433, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20151222-0128353, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2624 Ennis Road, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF JULY, 2020.

Daniel Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

