Karen Johnson Davidson County
Batch# 448455 DEEDWARR
08/03/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20200803-0085115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 12.5.2020

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-05-2020

2020-1302-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Linda B. Sullivan and Michael H. Sullivan, Trustees, of the Michael H. and Linda B. Sullivan Living Trust dated August 26, 2016 1104 Gilmore Avenue Nashville, TN 37204	NEW OWNER	Map/Parcel 118-01-0I-002.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah L. Vogelsang and husband, Brian Vogelsang,** hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda B. Sullivan and Michael H. Sullivan, Trustees, of the Michael H. and Linda B. Sullivan Living Trust dated August 26, 2016,** hereinafter called the GRANTEE, his/her/their/its 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 Unit B of the Gilmore Estates, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Gilmore Estates, of record as Instrument No. 20120118-0004976, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gilmore Estates, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah L. Vogelsang and husband, Brian Vogelsang by Warranty Deed from Thomas Stricker and Stefanie O. Stricker, husband and wife, dated July 31, 2015, of record in Instrument No. 20150804-0077059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020, a lien not yet due and payable. Map/Parcel 118 01 0I 002.00
2. All matters appearing on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

3. This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20120118-0004976, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Gilmore Avenue, Nashville, TN 37204 .

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, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 31st day of July, 2020:

Sarah L. Vogelsang

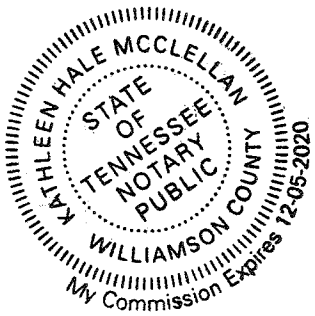
Brian Vogelsang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2020, before me personally appeared Sarah L. Vogelsang and Brian Vogelsang, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2020.

Notary Signature
My commission expires: 12-5-2020



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

