BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 767292 DEEDWARR
12/03/2021 10:48:28 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20211203-0160536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy L. Sanders and Mary Sanders	NEW OWNER	
(NAME)	(NAME)	096 10 0 090.00
3504 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **ELIZABETH A. SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMMY L. SANDERS AND MARY SANDERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 274 on the Map of Cloverhill, Section No. V, as of record in Plat Book 2133, Page 88, amended in Book 2299, Page 555, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 274 fronts 124.91 feet on the Easterly side of Colfax Drive and runs back between lines 288.7 feet on the Northerly line and 200 feet on the Southerly line to a line at the rear measuring 163.1 feet thereon.

Being the same property conveyed to Elizabeth A. Sullivan, by Quitclaim Deed from Edith M. Sullivan, of record in Instrument No. 20081229-0122849, in the Register's Office of Davidson County, Tennessee, dated December 19, 2008 and recorded on December 29, 2008. The Said Edith M. Sullivan since died on January 26, 2009.

Being the same property conveyed to Phillip B. Sullivan and wife, Edith M. Sullivan, by Warranty Deed from Kenneth B. Lewis and wife, Carol J. Lewis, of record in Book 8447, Page 772, in the Register's Office of Davidson County, Tennessee, dated September 19, 1991 and recorded on September 23, 1991. The Said Phillip B. Sullivan since died on September 09, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 705 Colfax Drive, Nashville, TN 37214
(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 2 day of Dec., 2021

Elizabeth Sullivan

ELIZABETH A. SULLIVAN

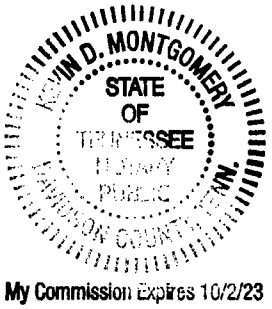
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 2 day of December, 2021.

Commission expires:



My Commission Expires 10/2/23

Notary Public