BOX 10-A

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

Karen Johnson Davidson County
Batch# 787747 DEEDWARR
01/11/2022 02:53:17 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20220111-0003655

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 10th day of JANUARY, 2022.

Notary Public
My commission expires: 4/27/2025

Address of New Owner:	Send Tax Bills to:	Tax Information
LAMORINDA PROPERTIES, LLC 1500 DRESDEN CIRCLE NASHVILLE, TN 37215	New Owner	14503002200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP DANIEL HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors 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. 23 ON THE PLAN OF ROSELAWN ESTATES, SECTION 2 OF RECORD IN PLAT BOOK 3106, PAGE 86, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP DANIEL HAYES BY WARRANTY DEED FROM JOYCE L. SULLIVAN, UNMARRIED, DATED NOVEMBER 12, 2021 OF RECORD IN INSTRUMENT NO. 20211116-0152356, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO PETER M. SULLIVAN EX UX JOYCE L. SULLIVAN BY WARRANTY DEED FROM CORINNET. SALVATORE, A SINGLE PERSON OF RECORD IN BOOK 6886, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED DECEMBER 13, 1985. PETER M. SULLIVAN HAS SINCE DIED, VESTING TITLE SOLELY IN JOYCE L. SULLIVAN AS THE SURVIVING TENANT BY THE ENTIRETY.

The subject property is not, nor has ever been, the principal or marital residence of the grantor herein.

This property is improved property known as 1500 DRESDEN CIRCLE, NASHVILLE, TN 37215.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 7 day of JANUARY, 2022.

PHILLIP DANIEL HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7 day of JANUARY, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON