WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$155,500.00~~ $115,500.00

Jimmy Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2002.

D. Annette Waples
Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

D. ANNETTE WAPLES NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/20/02 13:37 2pgs
Fees:13.00 Taxes:427.35
20020820-0100624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Cassella	1ST TRUST BANK FOR SAVINGS	Map 053, 16-0, 217
(NAME)	(NAME)	
517 Allentown Road	P O Box 17257	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38187-0257	
(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, Suzanne E. Austin Fusella, Married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WENDY CASSELLA, 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:

BEING Lot No. 3 Kenwood Estates, as shown by plat of record in Plat Book 9700, page 137, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Suzanne E. Austin/Fusella, Married *(unmarried) now Fusella by deed from J&M Homebuilder's, Inc. of record in Deed Book 10420, page 746, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Nicholas A. Fusella joins in this conveyance to convey any and all rights he may have in this property.

unimproved ☐

This is improved ☒ property, known as 517 Allentown Road, Old Hickory, TN 37138
(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/our hand(s) this 16th day of August, 2002.

Suzanne E. Austin Fusella

Nicholas A. Fusella

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 Suzanne E. Austin Fusella and Husband, Nicholas A. Fusella the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/16/2002

My Commission Expires: 1-23-06

Notary Public

File Number2207486
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR