Davidson County DEEDWARR
Recvd: 05/27/04 13:45 2pgs
Fees:13.00 Taxes:322.64

20040527-0062615

WARRANTY DEED

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Redmond	Castle Bank, N.A.	150-03 444.00
(NAME)	(NAME)	
3523 Gondola Drive	606 Countryside Center	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Yorkville, IL 60560	
(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, **Jeffrey R. Puster and wife, Dawn Puster**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas E. Redmond and Wife, Theresa C. Case**, 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. 115-B on the Plan of Zone Lot Division of Lots 115 and 116, Chelsea of Priest Lake, Section Two-A, as of record in Plat Book 6250, Page 423 as amended in Book 6900, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey R. Puster, unmarried by Warranty Deed dated May 30, 1997 from Marilyn Suzanne Spears, unmarried of record in Book 10478, Page 253, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 423 as amended in Book 6900, Page 2, Register's Office of said County.

Dawn Puster, wife of Jeffrey R. Puster, hereby joins in this conveyance for the purpose of conveying any and all interest she may have in said property, including any marital interest, to the Grantees.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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.

unimproved ☐

This is improved ☒ property, known as 3523 Gondola Drive, Antioch, TN 37013

(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 17th day of May, 2004.

Jeffrey R. Puster

Dawn Puster

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 Jeffrey R. Puster and wife, Dawn Puster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of May, 2004.

My Commission Expires: 12/15/04

MICHAEL A. WRATHER
NOTARY AT LARGE
RUTHERFORD COUNTY, TN

Notary Public

File Number2405118
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Return To: R-1595
Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167