WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/05 15:10 2 pg
Fees:13.00 Taxes:5218.85

20050613-0067475

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,410,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Huseby	**Robert Huseby**	**117-11-11**
(NAME)	(NAME)	
1920 Woodmont Blvd.	**1920 Woodmont Avenue**	
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37215	**Nashvile, 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, **HUSEBY HOMES, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HUSEBY AND WIFE, CHRISTINA HUSEBY,** 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. 1 on the plan of Lily Court Subdivision of record in Instrument No. 20040113-0005331 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Huseby Homes, LLC by deed from Estate of James Logan Howard, deceased of record in Instrument No. 200006230062581 Register's Office for Davidson County, Tennessee

This conveyance is subject to the Plan of Record in Instrument No. 20040113-0005331 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1920 Woodmont Avenue, Nashvile, TN 37215**

(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 8 day of June, 2005.

Huseby Homes LLC

By:
Craig Huseby, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CRAIG HUSEBY, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager for Huseby Homes, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as its Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 8 DAY OF JUNE, 2005

Commission expires: July 21, 2007

Shannon Philbin Notary Public

