File No. [redacted]1867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/21/05 12:44 2 pgs
Fees:13.00 Taxes:364.45

20050721-0084985

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Russo	SunTrust Mortgage, Inc.	16212-O-A 046
(NAME) 1049 Brittany Park Drive	(NAME) 901 Semmes Avenue	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Richmond, Virginia 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Amy J. Cutshaw and husband, Bobby L. Cutshaw, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * Arthur Russo, unmarried, HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 46, BRITTANY PARK SUBDIVISION, PHASE I-B, a Planned Unit Development, as of record in Map Book 9700, Page 610, 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 Amy J. Cutshaw and husband, Bobby L. Cutshaw by deed from Joshua P. Carlisle and wife, Jennifer Carlisle of record in Instrument Number 20020321-0035106 and filed for record on March 21, 2002, Register's Office for said County.

*Arthur Russo is also known as Arthur Joseph Russo.

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.

unimproved ☐

This is improved ☒ property, known as 1049 Brittany Park 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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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 19th day of July, 2005.

Amy J. Cutshaw

Amy J. Cutshaw

Bobby L. Cutshaw by Amy J. Cutshaw atty-in-fact

Bobby L. Cutshaw

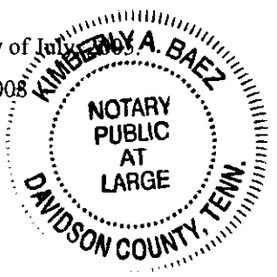
STATE OF TENNESSEE

COUNTY OF SUMNER

On this 19th day of July, 2005, before me personally appeared Amy J. Cutshaw, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument individually and as Attorney-in-Fact for Bobby L. Cutshaw, and who acknowledged that she executed the same as her free act and deed and as the free act and deed of Bobby L. Cutshaw.

Witness my hand at office this 19th day of July, 2005.

Commission expires: November 22, 2008



Kimberly A. Baez

Kimberly A. Baez Notary Public

File Number: [redacted]1867

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129