BOX 13

 # 10979 WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/06 15:28 2 pgs
Fees:13.00 Taxes:412.31

20060110-0003859

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,435.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2006.

Notary Public

My Commission Expires Via / 8 / 2006

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3554 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry DeSelms	Terry DeSelms	150-B152
1528 Gordon (NAME) Petty DR. ~~1124 Burlingame Ct.~~	(NAME)	
Brentwood (ADDRESS) TN 37027 ~~Antioch, TN 37013~~		
(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, Deborah Kay MacDonald as trustee of the Murry Agusto Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry DeSelms, 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. 430 on the Plan of Somerset, Phase 1 of record in Plat Book 6900, Pages 691 and 692, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to Deborah Kay MacDonald as trustee of the Murry Agusto Trust by deed of record in Book 10291, Page 843, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 1124 Burlingame Ct., 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 hand this 9th day of January, 2006.

Deborah Kay MacDonald as trustee of the Murry Agusto Trust

By: Deborah Kay MacDonald

Deborah Kay MacDonald as trustee

Murry Agusto

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Kay MacDonald with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee of The Agusto Trust a Trust and that she as such trustee executed the foregoing instrument for the purpose therein contained, by signing as the Trustee of the Trust by herself as Trustee.

trustee and murry Agusto

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2006.

Commission expires:

Victor Hazelwood Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2006