File No. 20060162

WARRANTY DEED

RACHEL ATKINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,780.52

Michael D. Hughey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Hughey	New Owner	72-5-91.00
(NAME) 5461 Dye Run Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Stacey Bustos Jr. and wife, Anita F. Bustos, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Hughey, 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 Revision of Part of Casper Zopfi's Land, Resubdivision of Part of Lots 51 and 52 on the Plan of Casper Zopfi's, as of record in Book 2083, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stacey Bustos Jr. and wife, Anita F. Bustos by deed from Charles Minchey and wife, Helen L. Minchey, dated May 22, 1984, of record in Book 6304, page 281, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 910 Thomas Avenue, Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 05/08/06 10:03 2 pgs
Fees:13.00 Taxes:91.69
20060508-0053111

File No. 20060162

Witness our hands this 26th day of April, 2006.

Stacey Bustos Jr.
Stacey Bustos Jr.

Anita F. Bustos
Anita F. Bustos

STATE OF North Carolina
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey Bustos Jr. and wife, Anita F. Bustos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2006.

Commission expires: March 1, 2009

Janice M Post
Janice M Post
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
JANICE M. POST
My Commission Expires March 1, 2009