Davidson County DEEDWARR
Recvd: 06/21/06 10:04 2 pgs
Fees:13.00 Taxes:453.18

20060621-0074000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,480.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2006.

DAPHNE P. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LuAnn Landrum	ERA Mortgage	94-3-3
(NAME) 224 Riverside Drive	(NAME) 9700 Bissonnet St., Ste. 1500	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Houston, TX 77036	
(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,

AMY BETH KUZIO UNMARRIED AND DANIEL P. KUZIO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUANN LANDRUM,

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. 14 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61, 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 Beth Kuzio, unmarried and Daniel P. Kuzio, married, as tenants in common with right of survivorship by deed from Toni D. Miller, unmarried and George W. Fletcher, unmarried of record in Book 11507, Page 851, Register's Office for Davidson County, TN.

DANIEL P. KUZIO HAS NEVER RESIDED IN PROPERTY.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 224 Riverside Drive, Nashville, TN 37206
(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 16th day of June, 2006.

Amy Beth Kuzio

Daniel P. Kuzio by attorney in fact Amy Kuzio

Daniel P. Kuzio

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Beth Kuzio, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of June, 2006

Commission expires: 5/24/09

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Amy Beth Kuzio, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Daniel P. Kuzio, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Daniel P. Kuzio.

WITNESS my hand and Notarial Seal at Franklin, Tennessee this 16th day of June, 2006.

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires 5/24/09