File No. 270700832

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/10/07 10:36 2 pgs
Fees:13.00 Taxes:620.86
20070810-0095905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Nuese	John A. Nuese	150-12-0A-058.00
(NAME) 3724 Seasons Drive	(NAME) 3724 Seasons Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Karis Gaskin N/K/A Karis Daniels and husband, Jeff Daniels, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Nuese, HEREINAFTER CALLED THE GRANTEE(S), 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. 732 on the plan of Phase IV, Somerset of record in Book 7900, Pages 978 and 979, Register's Office for Davidson County, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to KARIS GASKIN, A SINGLE PERSON by deed from BEAZER HOMES CORP DBA PHILLIPS BUILDERS of record in Book 10859 and Page 66 on 07/17/2007 and filed for record on 03/30/1998, Register's Office for said County. The said Karis Gaskin has since married Jeff Daniels.

Subject to all matters as set forth per Plat Book 7900 and Page 978; Book 7900 and Page 979, Register's Office of said County.

Easement(s) as shown of record in Book 11030 and Page 869; Book 11030 and Page 910 ; Register's Office for DAVIDSON County.

Restrictive Covenants of record in instrument no. 200604050039162 Book 7619 and Page 647; Book 7619 and Page 679; Book 7657 and Page 583; Book 7675 and Page 923; Book 8708 and Page 630; Book 9509 and Page 363; Book 9647 and Page 472; Book 9696 and Page 654; Book 10404 and Page 641 Register's Office of said County.

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 3724 Seasons 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), 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), 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 hands this 31st day of July, 2007.

Karis Gaskin N/K/A Karis Daniels

Jeff Daniels

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karis Gaskin N/K/A Karis Daniels and Jeff Daniels the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2007.

Commission expires: 11-28-09

Notary Public

File Number: 270700832

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN