# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 12:59 2 pgs
Fees:13.00 Taxes:351.50

20080723-0075544

JONATHAN D NEWBERRY NOTARY PUBLIC KNOX COUNTY, TENN. AT LARGE

MY COMMISSION EXPIRES: 08-03-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Security Escrow & Title Co., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa Fuston (NAME) | Lisa Fuston (NAME) | |
| 5816 Leslie Avenue (ADDRESS) | 5816 Leslie Avenue (ADDRESS) | |
| Nashville, TN 37029 (CITY) (STATE) (ZIP) | Nashville, TN 37029 (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, Gertrude J Normil, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Fuston, a single person, 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:

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. 52 on the plan of the Subdivision of Lots 39 and 40 in the Subdivision of the B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Said County.

Said Lot No. 52 fronts 50 feet on the northerly margin of Leslie Avenue and extends back between parallel lines 150 feet to an alley.

BEING THE SAME PROPERTY conveyed to Gertrude J. Normil by deed dated 07/30/02 of record in Instrument 20020806-0094731, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 5816 Leslie Avenue, Nashville, TN 37029. FOR INFORMATIONAL PURPOSES ONLY.

An ALTA 8.1 will be issued on Final Policy.

An ALTA 9 will be issued on Final Policy.

TAX ID# 91-10/47.00

unimproved ☐

This is improved ☒ property, known as 5816 Leslie Avenue, Nashville, TN 37029
(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 1st day of February, 2006.

Gertrude Normil
Gertrude J Normil

Gertrude Normil
Gertrude J. Normil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2006.

Commission expires:

JONATHAN D. ALBERRY
Notary Public
NOTARY PUBLIC AT LARGE
KNOX CO. TENN.
MY COMMISSION EXPIRES: 08-03-07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Maria I. Arbelaez a Notary Public, in and for said County and State, Gertrude J. Normil, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on the 21st day of July, 2008.

Notary Public

My Commission Expires:

January 3rd, 2011

MARIA I. ARBELAEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2008.

My Commission Expires:

My Commission Expires SEPT. 20, 2008

Kay M Tenpenny