Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Sexton	American Equity Mortgage	136-3B-44
(NAME)	(NAME)	
3880 Priest Lake Drive, #89	11933 Westline Industrial Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	St. Louis, MO 63146	
(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, I, Robert Karger, Successor Trustee of the Patricia Dundee Revocable Living Trust Agreement, U/A/D Aug 05, 2002, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Sexton and Walter Sexton, husband and wife, 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:

Being a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 89, Building No. 23 and the garage therewith in a Horizontal Property Regime located in the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Dundee, Trustee U/A/D Aug 05, 2002 of the Patricia Dundee Revocable Living Trust Agreement by deed of record in Instrument No. 20020813-0098055, Register's Office for Davidson County, Tennessee. Patricia Dundee having since died leaving Robert Karger as Successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive #89, 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.

BILL GARRETT, Davidson County
Trans:T20090069897 DEEDWARR
Recvd: 10/14/09 10:01 2 pgs
Fees:13.00 Taxes:258.63

20091014-0095146

Witness my hand this 7th day of October, 2009.

By: _____ Successor Trustee

Robert Karger, Successor Trustee of the Patricia Dundee, Trustee U/A/D

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of October, 2009, before me, personally appeared Robert Karger as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement dated Aug 05, 2002, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2009.

Commission expires: 5.2.2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

_____
Notary Public