89B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090070644 DEEDWARR
Recvd: 10/16/09 13:53 2 pgs
Fees:13.00 Taxes:593.11
20091016-0096085

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF OCTOBER, 2009.
Notary Public
MY COMMISSION EXPIRES 5/22/10
(AFFIX SEAL)

ANGELA V. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne Austin Hulsey and Justin Taylor Hulsey	Pinnacle National Bank	82-11-15
(NAME) 211 Treutland Avenue	(NAME) 211 Commerce St., Ste. 300	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Gary G. Jindrak**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marianne Austin Hulsey and Justin Taylor Hulsey, wife and husband, 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 the easterly 40 feet of Lot 71 in John W. Bryan's Addition to Edgefield, Now East Nashville, as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 71 fronts 40 feet on the north side of Treutland Street and runs back between parallel lines and with the westerly line of Lot No.72, 165 feet to an alley.

Being the same property conveyed to Gary G. Jindrak by Warranty Deed from Mirian A. Molina and husband Raphael Robles dated October 12, 2005, and recorded in Instrument No. 20051024-0127962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 211 Treutland Avenue, Nashville, TN 37207

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, has 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 our hands this 9th day of October , 2009.

Gary G. Jindrak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Gary G. Jindrak**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of October, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON