BILL GARRETT, Davidson County
Trans: T20090075358 DEEDWARR
Recvd: 11/04/09 13:47 2 pgs
Fees: 13.00 Taxes: 564.25
20091104-0102022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,500.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2009.

Notary Public

My Commission Expires: November 22, 2010

M. EUGENE HAFFNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Janes Hitchcock and Jason G. Hitchcock	**Pinnacle National Bank**	**07313005700**
1506 Wendell Avenue	**211 Commerce Street**	
Nashville, TN 37206	**Nashville TN 37201**	

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 ACKNOWLEDGE, WE,

S. Derek Lusk and wife,Amie Lusk

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

Sarah Janes Hitchcock and Jason G. Hitchcock, 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 Lot 6, DUGGER HEIGHTS NO. TWO, as shown on plat of record in Plat Book 1424, Page 135, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to S. Derek Lusk and wife, Amie Lusk by Warranty Deed from Angela N. Lavender, an unmarried person, recorded on the 6th day of March, 2007 in Instrument No. 20070306-0027600, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, are now due and payable.

This is improved (__X__) unimproved (____) property known as 1506 Wendell Avenue, Nashville, TN 37206.

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 in 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 29th day of October, 2009.

S. Derek Lusk

Amie Lusk

Amie Lusk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, S. Derek Lusk and Amie Lusk , the within named Grantors, 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, at office, this 29th day of October, 2009.

Notary Public

M. EUGENE HAFFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission Expires ~~My Commission~~ Expires
November 22, 2010