WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100007641 DEEDWARR
Recvd: 02/08/10 10:36 2 pgs
Fees:13.00 Taxes:388.50
20100208-0009762

MICHAEL T. MOSER
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 $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/20/10

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Brumeister and Diane Brumeister	PrimeLending,	04316016600
(NAME) 1032 Cheyenne Blvd	(NAME) 18111 Preston Rd, Ste 900	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX, 75252	
(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, **Wanda D. Cusson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Brumeister and wife Diane Brumeister**, 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 9, PLAT OF SECTION 1 REVISED, ARROWHEAD ESTATES, as shown on plat of record in Plat Book 4955, Page 27, 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 by Warranty Deed from David W. Crockett and wife Dorothy E. Crockett to Ronald B. Cusson and wife Wanda D. Cusson as recorded on the 27th day of December, 1978 in Book 5378, Page 882 and Quitclaim Deed from Ronald B. Cusson to Wanda D. Cusson as recorded on the 16th day of January, 2002 in Instrument No. 20020116-0006756, in the Register's Office of 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 1032 Cheyenne Blvd, Madison, TN 37115

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 **3rd** day of **February, 2010**

Wanda D. Cusson

Wanda D. Cusson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Wanda D. Cusson**, 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 **3rd** day of **February, 2010**

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011

My commission expires: _____