File No. 20100013

WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Patty Hulan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2010.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Bertram	W R Starkey Mortgage LLP	65-13-80
(NAME)	(NAME)	
4823 Shshone Drive	5055 W Park Blvd Ste 300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Plano TX 75093	
(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, WE, Mark D. Luskin and Grace K. Luskin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Bertram, an unmarried man, 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 No. 487, on the Plan of Sherwood Forest, Section 5, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark D. Luskin, unmarried by deed from Charlotte J. Pingley Hunter and Rex A. Hunter, dated December 30, 2003 and recorded on January 2, 2004 in Instrument Number 20040102-0000322, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4990, Page 72, Register's Office, Davidson County, Tennessee.

Grace K. Luskin herein joins to convey any and all right and interest she may have; especially her marital rights.

Mark D. Luskin executed this instrument on behalf of Grace K. Luskin pursuant to a Power of Attorney of record in Book *, page _____, Register's Office, Davidson County, Tennessee.

* 20100218001237 4

unimproved ☐
This is improved ☒ property, known as 4823 Shshone Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100009714 DEEDWARR
Recvd: 02/18/10 11:35 2 pgs
Fees:13.00 Taxes:510.60
20100218-0012375

File No. 20100013

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 our hands this 16th day of February, 2010.

Mark D. Luskin

Mark D. Luskin

Grace K. Luskin by Mark D. Luskin as her Attorney in Fact

Grace K. Luskin

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark D. Luskin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2010.

Commission expires:
4/23/2013

DEBBIE A. DAVIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark D. Luskin with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Grace K. Luskin as her Attorney in Fact as the free act and deed of the within named Mark D. Luskin.

Witness my hand and official seal this 16th day of February, 2010.

Commission expires:
4/23/2013

DEBBIE A. DAVIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires

Notary Public