03

Realty Title

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010149

BILL GARRETT, Davidson County
Trans:T20100032672 DEEDWARR
Recvd: 06/01/10 10:35 2 pgs
Fees:13.00 Taxes:554.63
20100601-0041722

Send Tax Bills To:
FIFTH THIRD MORTGAGE CO.
5001 KINGSLEY DR., MD: 1MOCBQ
CINCINNATI, OH 45227

New Owner is:
Shawn Bullock
132 Nashboro Greens
Nashville, TN 37217

MAP: 135-44-0C

PARCEL: 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lyle Fuson and wife Jeanne Fuson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shawn Bullock** _____, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **132 Nashboro Greens, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 25 on the Plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18, as of record in Plat Book 11700, page 48, amending Plat Book 9700, page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lyle Fuson and wife, Jeanne Fuson, by Warranty Deed from Westminster Homes of Tennessee, Inc., dated 12-27-01 and recorded 12-31-01 in Instrument No. 20011231-0144986, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

LF by QF attorney-in-fact
Sellers Initials QF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of May, 2010.

GRANTOR(S):

Lyle Fuson by Jeanne Fuson

LYLE FUSON by JEANNE FUSON Attorney-in-fact
Attorney-in-Fact

Jeanne Fuson

JEANNE FUSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeanne Fuson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jeanne Fuson**, with whom I am personally acquainted, and **Jeanne Fuson** executed the foregoing instrument and/on behalf of **Lyle Fuson** and who acknowledged that she executed the same as free act and deed of the said **Lyle Fuson** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Lyle Fuson**, and appearing of record in Book *___, Page _____, of the said Register's Office of Davidson County, Tennessee.

*Instrument # 20100601-0041721

Witness my hand and seal on this the 25st day of May 2010

Notary Public
My Commission Expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**.

AFFIANT

SWORN TO and subscribed before me this 25st day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
Commission Expires 7-29-13