WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032736 DEEDWARR
Recvd: 06/02/11 10:24 2 pgs
Fees:13.00 Taxes:444.00
20110602-0042076

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Stacey C. Lusk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey C. Lusk	SunTrust Mortgage, Inc.	Map 161-11-A
(NAME) 465 Huntington Ridge Drive	(NAME) 901 Semmes Avenue	Parcel 149 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WAYNE MITSCH, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACEY C. LUSK, UNMARRIED,** 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 Unit No. 149 on the Plan of Final Plat of Revision One, Huntington Ridge Townhouse Condominiums, according to the plat thereof, recorded in Book 9700, page 846, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof..

Being the same property conveyed to Wayne Mitsch, a single person, by Special/Limited Warranty Deed dated September 29, 2010, from Federal Home Loan Mortgage Corporation of record in Instrument #20101022-0084819, said Register's Office. This was a result of the foreclosure of the Deed of Trust of record in Instrument #20030616-0082461, said Register's Office, recorded June 16, 2003.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 846, said Register's Office; (c) Master Deed and Bylaws of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, Book 7423, page 762 and Instrument #20080324-0029069, said Register's Office; and (d) Storm water easements of record in Book 9732, page 308, Book 9732, page 551 and Book 9775, page 308, said Register's office.

unimproved ☐

This is improved ☒ property, known as 465 Huntington Ridge Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of May, 2011.

Wayne Mitsch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011