Return to
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110076095 DEEDWARR
Recvd: 12/02/11 10:26 2 pgs
Fees:13.00 Taxes:869.50
20111202-0094003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of November, 2011

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. R. Busbee	Access National Mortgage	09401044300
(NAME)	(NAME)	
1604 Eastside Avenue	1800 Robert Fulton Drive 3350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Reston, VA, 20191	
(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, **Chris Thomas Homes, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. R. Busbee**, 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 the east 45 feet of lot No. 277, on the map of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 45 feet on the southerly side of Eastside Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Chris Thomas Homes, LLC by Warranty Deed from Regions Bank, an Alabama banking corporation, dated April 21, 2010 and filed of record on April 23, 2010 in Instrument Number 20100423-0030727, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Regions Bank by Trustee's Deed dated December 7, 2009 and filed of record on December 7, 2009 in Instrument Number 20091207-0112019, 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 1604 Eastside 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, 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 **18th** day of **November, 2011**

Chris Thomas Homes, LLC

By: _____
Chris Thomas
Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Chris Thomas, whom I am personally acquainted and who upon his/her/their oath acknowledged himself to be the Chief Manager of Chris Thomas Homes, LLC and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Chris Thomas Homes, LLC.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 18th day of November, 2011.

_____
NOTARY

MY COMMISSION EXPIRES: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY