WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

GIB VANDERHEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Allord	US Bank National Association	15003039000
(NAME)	(NAME)	
921 Kalvesta Court	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Earth City, MO 63045	
(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, WE, Lura V. Hulsey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas D. Allord, 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 Lot No. 360 on the Plan of The Country, Section 8, as of record in Plat Book 6250, pages 912 and 913, 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 Cynthia Ann Hulsey by Quit Claim deed in Instrument No. 200005190050434 and Corrected in Instrument No. 20050805-0092771, said Register's Office. The said Cynthia Ann Hulsey having died testate as evidenced by will recorded in 11P1201 Probate Court Clerk's Office for Davidson County, Tennessee, and under aid will devised property to Lura V. Hulsey under Article II of said will.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 921 Kalvesta Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120017112 DEEDWARR
Recvd: 03/08/12 10:19 2 pgs
Fees:13.00 Taxes:451.40

20120308-0020282

Witness my hand this 29th day of February, 2012.

Lura V. Hulsey by Venson Hawkins

Lura V. Hulsey by Venson Hawkins, her attorney in fact

her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of February, 2012, before me personally appeared Venson Hawkins, the person who executed the foregoing instrument on behalf of Lura V. Hulsey and who acknowledged that he executed the same as the free act and deed of the said Lura V. Hulsey, through Power of Attorney granted he by the said Lura V. Hulsey.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County