WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033407 DEEDWARR
Recvd: 04/24/13 08:37 2 pgs
Fees:13.00 Taxes:3885.00

20130424-0040440

R-VRES-13-2812

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES 5 bo/14

(AFFIX SEAL)

PAUL F. SOTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Kuster	New owner	
2812 Oakland Ave (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-04-0-257.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DREAMINC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. KUSTER AND HEIDI M. KUSTER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 30 ON THE PLAN OF BELMONT TERRACE OF RECORD IN PLAT BOOK 421, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DREAMINC., BY WARRANTY DEED FROM DEBORAH P. MARTIN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20111130-0092886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 22, 2011 AND RECORDED ON NOVEMBER 30, 2011.

BEING THE SAME PROPERTY CONVEYED TO HENRY H. MARTIN AND WIFE, DEBORAH P. MARTIN BY WARRANTY DEED FROM SALLIE ANN HOLMES JOINED BY HER HUSBAND, PHILLIP E. HOLMES, SR. OF RECORD IN BOOK 10172, PAGE 506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 29, 1996 AND RECORDED ON AUGUST 30, 1996. THE SAID HENRY H. MARTIN HAVING SINCE DIED ON DECEMBER 20, 2009 LEAVING DEBORAH P. MARTIN AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 101, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2812 Oakland Ave, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of April, 2013.

DreamInc., a Tennessee corporation

BY: _____
Joseph Kovalick, II, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Joseph Kovalick, II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of DreamInc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such Joseph Kovalick, II, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of April, 2013.

_____
Notary Public
My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903