BILL GARRETT, Davidson County
Trans:T20130046336 DEEDWARR
Recvd: 06/04/13 10:41 2 pgs
Fees:13.00 Taxes:782.92
20130604-0056198

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0436

After initial recording return to
Cope, Hudson, Reed & McCreary, PLLC
16 Public Square North
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2013

Notary Public
Commission Expires: 6-21-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joey Luscinski 1323 Pawnee Trail Madison, TN 37115	First Community Mortgage 275 Robert Rose Drive Murfreesboro TN 37129	053-14-0-024.00

WARRANTY DEED

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,

Marla McFatridge Brown, heir at law of Forrest V. McFatridge, Jr., deceased,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josephy L. Luscinski, a single person

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. 5-A in the unrecorded Plan or Map of Nawakwa Hills Riverfront Section, according to a survey and plan made by Ewell Anderson, Surveyor, dated August, 1945, being a subdivision of the northeasterly part of 29.79 acre tract out of the original plan of Nawakwa Hills in the 11th Civil District of Davidson County, Tennessee, to-wit:

Said Lot No. 5-A fronts 50.44 feet on the northeasterly margin of Pawnee Trail, extended, and extends back easterly 190 feet one (1) inch on the northerly line and 186 feet 8 inches on the southerly line, to a dead line, and measures 50 feet thereon, as shown on said unrecorded plan or map.

LAND in the 11th Civil District of Davidson County, Tennessee, being known as Lots Nos. 6-A and 7-A on the unrecorded Map of Riverfront Section of Nawakwa Hills, described as follows:

BEGINNING at a point in the northeasterly margin of Pawnee Trail, as extended, at the corner of Lots 5-A and 6-A; thence with the line between said lots northeasterly 190.1 feet to a point; thence northwesterly 100 feet to a corner of Lots Nos. 7-A and 8-A; thence with the line between the same southwesterly 196.7 feet to the margin of Pawnee Trail; thence with the margin of same, southeasterly 100.88 feet to the point of beginning.

BOTH TRACTS BEING the same property conveyed to Forrest V. McFatridge and wife, Cecile B. McFatridge by Warranty Deed from Osvaldo Perez Lebron and wife, Kimberly Perez Lebron dated 5/29/92 and recorded 6/3/92 in Book 8642, Page 32, Register's Office for Davidson County, Tennessee. The said Forrest V. McFatridge having since died on 9/19/11, being predeceased by Cecile B. McFatridge, who died on or about 12/13/06.

INCLUDED IN THE ABOVE CAPTIONED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE are a certain utility line and grinder pump, more particularly described as follows:

Being the existing 635' of 1 1/4" PVC and one Myers Simplex Cat. #WG-15-R5 Grinder Pump to serve house loacated East 1323 Pawnee Trail, all as more particularly shown by plans on file in the office of the Director of Water and Sewerage Services. Said plans being designated as Project No. 83-SC-28.

Being the same utility line and grinder pump conveyed to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, by Deed of conveyance dated July 30, 1993, of record in Book 9190, page 489, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1323 Pawnee Trail, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2013.

Marla McFatridge Brown, Individually and as Executrix
of the Estate of Forrest V. McFatridge, Jr., deceased

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Marla McFatridge Brown, Individually and as Executrix of the Estate of Forrest V. McFatridge, Jr., deceased
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of May, 2013.

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16