Return to: JTC
25065-4

Box 14

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2013 Notary Public MY COMMISSION EXPIRES: 8/29/2017 (AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen S. Hand	Franklin American Mortgage Company	Map 173-09-0A-149.00
(NAME)	(NAME)	
6928 Sunnywood Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel P. Dusek, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kathleen S. Hand, unmarried**, hereinafter called the Grantee, her 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. 207 on the Plan of Section Two, Lenox Village II, of record in Instrument No. 20030203-0014134, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Daniel P. Dusek by Quitclaim Deed from Sandra H. Dusek dated March 12, 2013 of record in Instrument No. 20130409-0035138, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Daniel P. Dusek and wife, Sandra H. Dusek by deed from Don B. Smithson dated July 14, 2004 of record in Instrument No. 20040719-0085756, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's wife.

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 ☐

BILL GARRETT, Davidson County ; known as 6928 Sunnywood Drive, Nashville, TN 37211

Trans:T20130047990 DEEDWARR
Recvd: 06/10/13 08:47 2 pgs
Fees:13.00 Taxes:873.20

20130610-0058391

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 **7th** day of **June, 2013**

Daniel P. Dusek by Diane Crawford Attorney In Fact

Daniel P. Dusek by Diane Crawford Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel P. Dusek, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130610-0058390, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Daniel P. Dusek, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of June, 2013.

Notary Public

My Commission Expires:
8-29-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY