BILL GARRETT, Davidson County
Trans:T20130056479 DEEDWARR
Recvd: 07/03/13 08:10 2 pgs
Fees:13.00 Taxes:1517.00

20130703-0068584

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public
My commission expires: 12-27-15

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

07-1304-85149

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward S. Pusey	New Owner	172-14-0-B-234.00-CO
15035 Holleyside Drive Drumfries, VA 22025		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angela M. Vance now Angela M. Martin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward S. Pusey and wife, Sherrill D. Pusey, hereinafter called the Grantees, their successors 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. 163, on the Plan of Winfield Park, a Cluster Lot Development, Phase 2, Section 2, of record in Instrument No. 20030422-0052787, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Vance by Quitclaim Deed from Charles M. Vance, II and Angela M. Vance, dated March 6, 2009, recorded April 1, 2009, of record in Instrument No. 20090401-0029214, Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the Grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1343 Wexford Downs, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28 day of June, 2013.

Angela M. Vance Martin

Angela M. Vance Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela M. Vance Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28 day of June, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16