1/ GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20140046996 DEEDWARR
Recvd: 07/01/14 15:51 2 pgs
Fees:13.00 Taxes:620.08
20140701-0057920

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1138

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean Michael Niquette Lauren J. Niquette 7008 Bay Cove Trail Nashville, TN 37221	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	114110A06400CO

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $167,590.00

Karen Howard
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2014.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-2015
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Beatrice Prusinski, an unmarried individual, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sean Michael Niquette and Lauren J. Niquette, husband and wife ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No.162 as shown on the Plan of Rolling River Estates Phase IV, of record in Book 5200, Pages 184 and 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Joseph D. Prusinski and wife, Beatrice M. Prusinski by Warranty Deed from Terry S. Kimbrell and wife, Betty L. Kimbrell, dated December 21, 1988, dated December 27, 1988, of record in Book 7735, page 849, Register's Office for Davidson County, Tennessee. The said Joseph D. Prusinski having since died on or about June 24, 2003, leaving the said Beatrice M. Prusinski as the surviving tenant by the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **7008 Bay Cove Trail, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **June, 2014.**

GRANTOR(S)

Beatrice M. Prusinski

Beatrice M. Prusinski

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Beatrice M. Prusinski** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes herein contained as her free Act and Deed.

Witness my hand and official seal on this the **30th** day of **June, 2014.**

Deborah Bissell

Notary Public

My Commission Expires:

6-1-15