B04736

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day July of 2014.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140056218 DEEDWARR
Recvd: 08/01/14 14:26 2 pgs
Fees:13.00 Taxes:1831.50
20140801-0069202

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eric Fugett and Anastasiya Fugett Husband and Wife	SunTrust Mortgage, Inc.	10509037100
(NAME)	(NAME)	
923 Wedgewood Ave	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Five Thousand And No/100 Dollars ($495,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher K Lindsay and Mitsi A. Howard Lindsay, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Fugett and Anastasiya Fugett Husband and Wife**, 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 part of Lot No. 28 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County. Being Lot No. 2 on the unrecorded Subdivision of Lot No. 28 made by Eric Drake, County Surveyor, June 21, 1992, described as follows:

Beginning on the southerly margin of Grove Avenue, at a point 55 feet of the easterly margin of l0th Avenue South, formerly Glendale Avenue, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southerly 187 feet to the northerly margin of an alley; thence with said Alley eastwardly 56.62 feet to the corner of Lots Nos. 2 and 3; thence with the line between said 2 lots northwardly 176.5 feet to the southerly margin of Grove Avenue; thence with same westwardly 55 feet to the beginning.

BEING the same property conveyed to Carter A. Howard and wife, Pamela C. Howard and Anita H. Simpson and Mitsi A. Howard by deed from Lisa Olivia dated August 24, 2006, of record in Instrument No. 20060828-0105591, Register's Office for Davidson County, Tennessee. ALSO being the same property

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conveyed to Mitsi A. Howard and Christopher K. Lindsay, joint tenants with right of survivorship by Quitclaim Deed from Carter A. Howard and wife, Pamela C. Howard and Anita H. Simpson and Mitsi A. Howard dated May 1, 2007, of record in Instrument No. 20070503-0052794, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Christopher K. Lindsay and Mitsi A. Howard Lindsay, husband and wife by Quitclaim Deed from Mitsi A. Howard and Christopher K. Lindsay dated August 17, 2012, of record in Instrument No. 20120823-0075726, Register's Office for Davidson County, Tennessee.

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 ☐
This is improved ☒ property, known as 923 Wedgewood Ave, Nashville, TN 37203

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 .

Christopher K Lindsay

Mitsi A. Howard Lindsay

STATE OF TN

OF Davidson

I, _____, a Notary Public for the of and State of Tennessee, do hereby certify that Christopher K. Lindsay and Mitsi A. Howard Lindsay, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON

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