WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067474 DEEDWARR
Recvd: 09/10/14 13:47 2 pgs
Fees:13.00 Taxes:1291.30
20140910-0082966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 0, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke T.Gustafson	ISERVE Residential Lending LLC	
(NAME)	(NAME)	83-10-16
1003 West Greenwood Ave.	13520 Evening Creek Dr. N, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SanDiego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES THOMASON, TRUSTEE OF THE 1003 W. GREENWOOD AVENUE REALTY TRUST U/A/D DECEMBER 17, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE T. GUSTAFSON AND MACKENZIE J. GUSTAFSON, 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 Lot No. 4 of Block A, on the Map of Part of Lots 2, 3, 4 and 5, Tim H. Moore's Subdivision of Part of A.W. Johnson and G.P. Smith's Subdivision, of record in Book 332, page 107, Register's Office for Davidson County, Tennessee, to which said Plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Thomason, Trustee of The 1003 W. Greenwood Avenue Realty Trust U/A/D December 17, 2013 by Warranty Deed from Kenneth W. McMahan, unmarried of record in Instrument No. 20131226-0129625, said Register's office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 322, page 107, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1003 West Greenwood Ave., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 5th day of September, 2014.

The 1003 W. Greenwood Avenue Realty Trust U/A/D December 17, 2013, Charles Thomason, Trustee

By: _____ Attorney in Fact and Agent
David Pirtle, Attorney in Fact and Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, David Pirtle with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Charles Thomason, Trustee of The 1003 W Greenwood Avenue Realty Trust U/A/D December 17, 2013, and who further acknowledged that Charles Thomason is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust and that David Pirtle acknowledged that he executed the same as the free act and deed of Charles Thomason, Trustee of The 1003 W Greenwood Avenue Realty Trust U/A/D December 17, 2013.

Witness my hand and official seal at Nashville, Tennessee this 5th day of September, 2014.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015