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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076915 DEEDWARR
Recvd: 10/10/14 14:44 2 pgs
Fees:13.00 Taxes:565.73
20141010-0094322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 3.26.17 (AFFIX SEAL)

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Endeavor America Loan Services	MAP-PARCEL NOS.
Kenneth E. Richard and Susan R. Richard	135 Maxess Road	149 02 0 011.00
(NAME)	(NAME) Melville, New York 11747	
113 Aileen Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Two Thousand Nine Hundred And No/100 Dollars ($152,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard E. Fussell, widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth E. Richard and Susan R. Richard,*** 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: ***husband and wife**

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. 10 on the Plan of Cottage Hill, Section 1, of record in Plan Book 4860, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 48.20 feet on the southeasterly margin of Aileen Court and extends back 325.88 feet on the northerly line and 215.51 feet on the southwesterly line to a broken line in the rear, measuring 313.00 feet thereon.

Being the same premises conveyed to Richard E. Fussell and wife, Bobbye Wan Fussell by Warranty Deed from A. J. Johnson and Aileen Whitson dated September 7, 1976 and recorded September 14, 1976 in Book 5068, Page 11, Register's Office for Davidson County, Tennessee. The said Bobby Wan Fussell having died 17, 2014, leaving said property to Richard E. Fussell, as sole tenant by its entirety.

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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 113 Aileen Court, Antioch, TN 37013.

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 12th day of September, 2014.

Richard E. Fussell by
Richard E. Fussell by Linda O'Steen, his Attorney in Fact
Linda S. O'Steen
Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda O'Steen, 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 Richard E. Fussell, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Richard E. Fussell for the purposes therein contained.

Witness my hand and ~~official~~ seal, this the 12th of September, 2014.

Laurie Damewood
Notary Public

My Commission Expires: March 26, 2017

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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