WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052413 DEEDWARR
Recvd: 06/30/15 10:52 2 pgs
Fees:13.00 Taxes:1483.70
20150630-0062913

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Dilts	SUBC Mortgage Corporation	128160B007.00
(NAME)	(NAME)	
429 Summit Oaks Drive	9311 San Pedro Avenue, 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kyle Patrick Gustie, and wife and Leanne L. Gustie,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Dilts,** 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:

M. unmarried

Lot 7, Summit Oaks, Phase One Planned Unit Development, as shown on Plat of record in Instrument No. 20020129-0011883, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle Patrick Gustie, and wife, Leanne L. Gustie by deed dated June 11, 2004 from Moore Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040617-0071688, Register's Office for Davidson County, Tennessee.

Taxes for the year 2015 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019518, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
Stormwater Easements of record in Instrument Number 20030520-0068720 and Instrument No. 20040928-0116868, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20050728-0088585, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
Any and all existing easements and restrictions as shown of record not stated herein.

unimproved ☐

This is improved ☑ property, known as 429 Summit Oaks Drive, Nashville, TN 37221
(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/our hands this 26th day of June, 2015.

Kyle Patrick Gustie

Leanne L. Gustie

State of Illinois
County of LAKE

Personally appeared before me Kyle Patrick Gustie and Leanne L. Gustie, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

Notary Public
My Commission Expires: 11/29/2015

OFFICIAL SEAL
JERRY KAHN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 29, 2015

File No.: 15-Dilts