RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054314 DEEDWARR
Recvd: 07/06/15 15:03 2 pgs
Fees:13.00 Taxes:2590.00
20150706-0065267

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00.

Bonnie Horton Willoughby, Jesse Taylor Willoughby
Affiant

Subscribed and sworn to me on July 1, 2015.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28558SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bonnie Horton Willoughby and Jesse Taylor Willoughby 1003 15th Avenue, South Nashville, TN 37212.	Legacy Home Loans 4025 Hillsboro Road Nashville, TN 37215	105-1-158-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Pusateri, an unmarried man**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Bonnie Horton Willoughby and Jesse Taylor Willoughby, wife and husband**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of B.F. Shields Addition to Nashville of record in Plat Book 57, page 31, in the Register's Office for Davidsion County, Tennessee, to which Plan refrence is hereby made for a more complete description of the property.

Being the same property conveyed to James Pusateri, an unmarried man, by Deed from Noble Properties, Inc., dated April 16, 2012, filed for record on April 18, 2012, in Instrument No. 20120418-0033072, in the Register's Office for Daivdson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive Covenants for Detached Structure of record as Instrument No. 20120229-0017325, in the Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **1003 15th Avenue, South, Nashville, TN 37212.**

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 1st day of July, 2015.

James Pusateri

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared James Pusateri, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 1, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE