Davidson County DEEDWARR Recvd: 09/16/15 10:05 3 pgs Fees:18.00 Taxes:2275.50 **20150916-0093822**

IT 32610

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150900440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh M. Trusley and Brooke J.Trusley **239 Cherokee Road** **Nashville, TN 37205**	Knoxville TVA Employees Credit Union 301 Wall Avenue Knoxville, TN 37902	**103-12-0-010.00**

FOR AND IN 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,

Richard H. Seay, Jr. and spouse, Gregg E. Colson, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh M. Trusley and Brooke J. Trusley, 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. 33 of Block L on the Plan of Cherokee Park, Section Three, of record in Book 843, Pages 2 and 3, said Register's Office.

Said Lot No. 33 of Block L fronts 60 feet on the southwesterly margin of Cherokee Road and extends back 138.77 feet on the northwesterly line and 136.77 feet on the southeasterly line to a dead line in the rear, measuring 60.03 feet thereon.

BEING the same property conveyed to Richard H. Seay, Jr. and Gregg E. Colson, joint tenants with right of survivorship, by Warranty Deed from Susan D. Ferrugia Trustee of the Susan D. Ferrugia Revocable Trust dated December 20, 1996, dated 8/24/07 and recorded 8/28/07 in Instrument No. 20070828-0103061, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **239 Cherokee Road, Nashville, TN 37205**
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 our hands this 15th day of September, 2015.

Richard H. Seay, Jr. By Gregg E Colson, his Attorney in Fact
Richard H. Seay, Jr. by Gregg E. Colson, Attorney in Fact

Gregg E Colson
Gregg E. Colson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg E. Colson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15rh day of September, 2015, before me personally appeared Gregg E. Colson to me known to be the person who executed the foregoing instrument in behalf of Richard H. Seay, Jr. as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Richard H. Seay, Jr.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

True Copy Certification

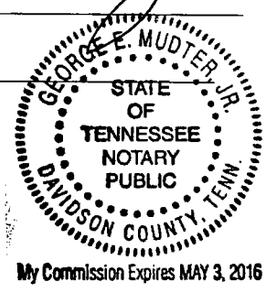
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016