

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013569 DEEDWARR
Recvd: 02/18/16 14:01 2 pgs
Fees:13.00 Taxes:592.00



20160218-0015549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-20-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen M. Fernando, an unmarried man	Lending Hand Mortgage, LLC (NAME)	01807010400
205 Bryan House Drive (ADDRESS)	116 E. Cedar St. (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason E. Fuston, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glen M. Fernando, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 40 ON THE PLAN OF CHARLESTON SQUARE SUBDIVISION, SECTION I, OF RECORD IN PLAN BOOK 4860, PAGES 37 & 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 57.20 FEET ON THE NORTHERLY MARGIN OF BRYAN HOUSE DRIVE AND EXTENDS BACK 145.0 FEET ON THE SOUTHEASTERLY LINE AND 141.9 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 189.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JACKIE E. FUSTON AND WIFE, JANE H. FUSTON BY DEED FROM RAYMOND EUGENE TOMLINSON AND DONALD L. MANOR OF RECORD IN BOOK 5005, PAGE 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JANE H. FUSTON HAVING PREDECEASED JACKIE E. FUSTON AS EVIDENCED BY PROBATE FILE 10P1621, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JACKIE E. FUSTON HAVING SINCE DIED AS EVIDENCED BY PROBATE FILE 15P1570, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE LAST WILL AND TESTAMENT OF JACKIE E. FUSTON, DECEASED, RECORDED IN INSTRUMENT NO. 20151019-0105819 SHOWS JASON E. FUSTON TO BE THE DEVISEE AND ONLY HEIR-AT-LAW.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 205 Bryan House Drive, Goodlettsville, TN 37072
(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 hand(s) this 17th day of February, 2016.

WARRANTY DEED
(Continued)

Jason E. Fuston

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 17th day of February, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072