WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

05/23/16
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of May 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Cyprus and Margarita Busciglio		086 04 0B 092.00
(NAME)	(NAME)	
4969 Tulip Grove Lane	Bank of Tennessee	
(ADDRESS)	(ADDRESS) 3012 E. Center St.	
Hermitage, TN 37076	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ada Thaxter, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Cyprus and Margarita Busciglio**, 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. 47, on the Plan of Section 3, Sunset Oaks, as shown on plat of record in Plat Book 9700, Page 198, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ada Thaxter, unmarried by Warranty Deed from Robert Keith Rhodes and wife, Stephanie R. Rhodes dated February 28, 2005 and recorded March 2, 2005 as Instrument No. 200503020023145, in said Register' Office for Davidson County, Tennessee.

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 4969 Tulip Grove Lane, Hermitage, TN 37076

File Number: GRN-162222SSO

BILL GARRETT, Davidson County
Trans:T20160044836 DEEDWARR
Recvd: 05/27/16 08:44 2 pgs
Fees:13.00 Taxes:869.50
20160527-0053449

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 23rd day of May, 2016.

05/23/16

Ada Thaxter

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Ada Thaxterthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public

My Commission Expires: 2-10-19

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF DAVIDSON

File Number: GRN-162222SSO