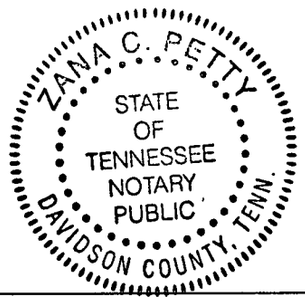
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephen Keith Prince	Stephen Keith Prince	Parcel ID:
9939 Crest Lane Ct.	9939 Crest Lane Ct.	05206008300
Spring Valley, CA 91977	Spring Valley, CA 91977	

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

Andrew Lusk and Elizabeth Lusk, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stephen Keith Prince and Tanya Prince, 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, State of Tennessee, described as follows, to wit:

TRACT 1
BEING the northerly 50 feet of Lot No. 72 on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for said County.

Said part of Lot No. 72 fronts 50 feet on the westerly side of Tahlena Avenue, and runs back on the northerly side 337.9 feet, and on the southerly side 329.1 feet to a dead line measuring 50.5 feet thereon.

TRACT 2
BEING Lot No. 73, on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 100 feet on the west side of Tahlena Avenue, and runs back between parallel lines, 354.6 feet on the north line and 337.9 feet on the south line to a dead line on which is measures 101.1 feet.

Being the same property conveyed to Andrew Lusk and Elizabeth Lusk, husband and wife, who both acquired title as unmarried, by Quitclaim Deed from Andrew Lusk and Elizabeth Lusk, f/k/a Elizabeth Mitchell, of record in Instrument 20120502-0037814, said Register's Office, dated April 23, 2012. See also deeds of record in Instrument 20060905-0109270 and Instrument 20060802-0094268, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1424, Page 6, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 716 Tahlena Ave., Madison, TN 37115-4919

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.

BILL GARRETT, Davidson County
Trans:T20160088981 DEEDWARR
Recvd: 10/10/16 10:32 2 pgs
Fees:13.00 Taxes:982.35
20161010-0106791

Witness our hands this 6th day of October, 2016.

Andrew Lusk

Elizabeth Lusk

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 Andrew Lusk and Elizabeth Lusk, 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 6th day of October, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.