WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050867 DEEDWARR
Recvd: 06/14/17 13:22 3 pgs
Fees: 18.00 Taxes: 499.50
20170614-0059778

File No. TE0003017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summer Co Home Buyers, LLC	NEW OWNER	061-11-0-309.00
(NAME)	(NAME)	
178 Riverwood Dr		
(ADDRESS)	(ADDRESS)	
Franklin Tn 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Samuel Brian Lusty and wife Pamela Ann Lusty** and **Joshua Duane Lusty, a married m an** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Summer Co Home Buyers, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being the easterly 65 feet of the southerly 165 feet of Lot No. 33 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID part of Lot No. 33 fronts 65 feet on the northerly side of Virginia Street and runs back between parallel lines, 165 feet to a line measuring 65 feet thereon.

Being a part of the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by deed from W.C. Young and wife, Era G. Young of record in Book 5779, page 693, said Register's Office for Davidson County.

Tract II:

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

Said part of Lot No. 33 is more particularly described as follows:

Beginning at the northwest corner of that part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at book 5779, page 693, said Register's Office; thence north 35° 30' East (along the westerly line of Lot No. 33) 43 Feet to a point; thence south 54° 30' East 65 feet to a point on the easterly boundary of said Lot No. 33; thence south 35° 30' West (along the easterly boundary of Lot No. 33) 43 Feet to the northeast corner of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela

Ann Lusty by Deed of record at Book 5779, Page 693, said Register's Office; thence 54° 30' West (along the northerly boundary of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at Book 5779, page 693, said Register's Office) 65 Feet to the point of beginning.

Being the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by deed from W.C. Young and wife, Era G. Young of record in Book 8905, page 280, said Register's Office for Davidson County and further convey to Joshua Duane Lusty a 1/3 interest by Quitclaim Deed recorded in Instrument No. 20041222-0152334, said Register's Office for Davidson County.

April Lusty, spouse of Joshua Duane Lusty, is executing this deed for purposes of relinquishing any and all marital rights she may have to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1003 B Virginia Ave, Nashville, TN 37216

(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 hand this 9th day of June, 2017.

Samuel Brian Lusty

Samuel Brian Lusty

Pamela Ann Lusty

Pamela Ann Lusty

Joshua Duane Lusty

Joshua Duane Lusty

April Lusty

April Lusty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel Brian Lusty and Pamela Ann Lusty, Joshua Duane Lusty, and April Lusty the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206