BILL GARRETT, Davidson County
Trans: T20170063716 DEEDWARR
Recvd: 07/25/17 13:47 2 pgs
Fees: 13.00 Taxes: 743.70
20170725-0075177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $201,000.00 (Two Hundred One Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of July, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Scott M. Liston and Jessica R. Stilwell 1057 Donoho Drive Old Hickory, TN 37138	**State Farm Bank** **P.O. Box 11733** **Newark, NJ 07101-4733**	05312025200

WARRANTY DEED

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, I/WE, **PATRICK J. HUSSEY, UNMARRIED AND CLAIRE A. CROSS, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SCOTT M. LISTON AND JESSICA R. STILWELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 27 on the Final Plat of Jackson's Landing Estates, Section II, (Two), of record in Book 8250, Page 975, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Hussey, single, by deed from Kevin P. Hix and spouse, Dana F. Hix, of record in Instrument No. 20090727-0070372, dated July 27, 2009 and recorded July 27, 2009, Register's Office for Davidson County, Tennessee. The said Ryan Hussey died intestate on November 28, 2013, survived by his parents, Patrick J. Hussey and Claire A. Cross, as evidenced by Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20170725-0075174 **Register's Office for Davidson County, Tennessee.**

Being also known as 1057 Donoho Drive, Old Hickory, TN 37138.

This was never the principal place of residence for Claire A. Cross.

Sean Hussey executes this instrument as Attorney-in-Fact on behalf of Patrick J. Hussey, pursuant to the Power of Attorney recorded in Instrument No. 20170725-0075175 **Register's Office for Davidson County, Tennessee.**

Sean Hussey executes this instrument as Attorney-in-Fact on behalf of Claire A. Cross, pursuant to the Power of Attorney recorded in Instrument No. 20170725-0075176 **Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1057 DONOHO DRIVE** **OLD HICKORY, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017064606

WITNESS, this 21 day of July, 2017

Patrick J. Hussey

Claire A. Cross

By: Sean Hussey, as his Attorney-in-Fact
Sean Hussey, as his Attorney-in-Fact
in-fact

By: Sean Hussey, as her Attorney-in-Fact
Sean Hussey, as her Attorney-in-Fact
in-fact

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

On this 21st day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sean Hussey**, as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of **Patrick J. Hussey**, and acknowledged that he executed the same as the free act and deed of the said **Patrick J. Hussey**.

Witness my hand and official seal on this the 21st day of July, 2017.

Notary Public

Commission Expires: _____

LAVON PHILLIPS NOTARY PUBLIC # 02014140 EXP. 08/19/18 STATE OF OKLAHOMA

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

On this 21st day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sean Hussey**, as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of **Claire A. Cross**, and acknowledged that he executed the same as the free act and deed of the said **Claire A. Cross**.

Witness my hand and official seal on this the 21st day of July, 2017.

Notary Public

Commission Expires: _____

LAVON PHILLIPS NOTARY PUBLIC # 02014140 EXP. 08/19/18 STATE OF OKLAHOMA