Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RES-17-1222

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179307

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078285 DEEDWARR
Recvd: 09/07/17 09:45 2 pgs
Fees: 13.00 Taxes: 645.65
20170907-0091910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 07/06/20

DANA DELOACH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Revey 1222 Kirkland Avenue Nashville, TN 37216	new owner	072 07 0 053.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Five Hundred and 00/100 Dollars ($174,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEONARD CUASAY, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RACHEL REVEY, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 50 feet on the west 100 feet of Lot No. 24, on the Map of Inglewood Place, as shown on plat of record in Plat Book 332, page 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leonard Cuasay, a single man, by Warranty Deed from Michael R. Stokes, dated 5/24/2013, recorded 5/31/2013, of record in Instrument #20130531-0055276, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1222 Kirkland Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of August, 2017.

LEONARD CUASAY

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, a Notary Public, Leonard Cuasay, 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 seal, this the 31st day of August, 2017.

NOTARY PUBLIC STATE OF FLORIDA
THERESA G. WICH
MY COMMISSION # FF 040096
EXPIRES: September 3, 2017
Bonded Thru Budget Notary Services

Notary Public

THERESA G. WICH
Printed Notary Name

My commission expires: 9-3-2017