Bill Garrett Davidson County
Batch# 32318 DEEDWARR
12/01/2017 12:01:10 PM 4 pgs
Fees: $23.00 Taxes: $925.00

20171201-0122811

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21st DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 238 Franklin Road, Ste 190, Brentwood, TN 37027
File # 17-4107N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John L. Lyons and Inna N. Lyon		150-02-0-358.00
712 Lake Terrace Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JULIUS A. FUSCALDO AND WIFE, JOSEPHINE A. FUSCALDO AND JULIE D. CARANO

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN L. LYONS AND INNA N. LYONS , 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. 4 on the Plan of Revised Castlegate, Section 3 & 6 of record in Plat Book P6200, Page 565, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 4 fronts 74.74 feet on the Northeasterly margin of Lake Terrace Drive and extends back 159.85 feet on the Northwesterly line and 164.83 feet on the Southeasterly line to a broken line in the rear, measuring 51.54 feet thereon.

Being the same property conveyed to Julius A. Fuscaldo and Josephine A. Fuscaldo, his wife, as to a Life Estate and Julie D. Carano, a Remainder interest by Quitclaim Deed from Julius A. Fuscaldo, Trustee of the Julius A. Fuscaldo Revocable Living Trust and Josephine A. Fuscaldo, Trustee of the Josephine A. Fuscaldo Living Trust of record in Instrument No. 20120409-0029877 Register's Office for Davidson County, Tennessee, dated April 09, 2012 and recorded on April 09, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 712 Lake Terrace Drive Nashville, Tennessee 37217. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 712 Lake Terrace Drive, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 21st day of November, 2017.

Julius A. Fuscaldo

Josephine A. Fuscaldo by Julius A. Fuscaldo, attorney-in-fact

Julie D. Carano

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JULIUS A. FUSCALDO, the within named grantor(s), with whom I am personally acquainted (or proved to me On the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of JOSEPHINE A. FUSCALDO for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of JOSEPHINE A. FUSCALDO.

Witness my hand and official seal, this 21st day of November, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, JULIE D. CARANO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2017.

Notary Public

My Commission Expires: _____

File #: 17-4107N

RECORD & RETURN TO:

COMPASS LAND TITLE, LL

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Witness my hand on the 21st day of November, 2017.

Julius A. Fuscaldo

Josephine A. Fuscaldo by Julius A. Fuscaldo, attorney-in-fact

Julie D. Carano

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JULIUS A. FUSCALDO, the within named grantor(s), with whom I am personally acquainted (or proved to me On the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of JOSEPHINE A. FUSCALDO for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of JOSEPHINE A. FUSCALDO.

Witness my hand and official seal, this 21st day of November, 2017

Notary Public

My Commission Expires: _____

STATE OF New York

COUNTY OF Queens

Personally appeared before me, a Notary Public of said County and State, JULIE D. CARANO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2017

Maria T. Fiunte

Notary Public

MARIA T. FIUNTE NOTARY PUBLIC STATE OF NEW YORK

My Commission Expires: 9-30-18

Maria T. Fiunte
Notary Public, State of New York
Reg. #01FI4805945
Qualified in Queens County
Commission Expires 9-30-18

File #: 17-4107N

RECORD & RETURN TO:

COMPASS LAND TITLE, LL

278 Franklin Road, Ste. 190

Brentwood, TN 37027

LENDER:

HERITAGE BANK USA, INC.,
a Kentucky State Chartered Commercial Bank

By: _____
KEITH BENNETT
Its: Market President

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Keith Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Market President of Heritage Bank USA, Inc. the within named bargainor, a Kentucky State Chartered Commercial Bank, and that he as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the Bank by himself as such officer.

Witness my hand and seal at office this the 28th day of November, 2017.

_____
Notary Public
Commission Expiration: 11-17-2018

