Bill Garrett Davidson County
Batch# 35353 DEEDWARR
12/08/2017 09:52:09 AM 2 pgs
Fees: $13.00 Taxes: $4,754.50
20171208-0125350

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,285,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2017.

Notary Public

My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jay Liepis Jennifer Liepis	New Owner	
4517 Belmont Park Terrace		131-11-0L-002.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES A. PUSATERI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY LIEPIS AND JENNIFER LIEPIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, of BPT Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for BPT Townhomes of record in Instrument Number 20140401-0026966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC by Warranty deed from Robert E. Baker, Jr. and wife, sherry C. Baker of record in Instrument No. 20130830-0091917 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on August 30, 2013.

Being the same property conveyed to James A. Pusateri, unmarried by Warranty deed from Hybrid Phoenix Holdings, LLC of record in Instrument No. 20160205-0011586 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4517 Belmont Park Terrace, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of December, 2017.

James A. Pusateri

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James A. Pusateri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of December, 2017.

Notary Public

My Commission Expires: October 20, 2018

OFFICIAL SEAL
DENISE S. WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 20, 2018