Bill Garrett Davidson County
Batch# 40653 DEEDWARR
12/21/2017 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20171221-0130352

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phinus Integral Development, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stacie Burton Dusetzina and Bret Dusetzina, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 8th Civil District of Davidson County, Tennessee being Lot No. 740 on the Plan of West Meade Farms, Inc., Section 7, as of record in Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Phinus Integral Develoment, LLC by deed from Dori L. Howard, unmarried, dated September 23, 2016, of record in Instrument No. 20161005-0105061 and affidavit of record in Instrument No. 20161207-0128533, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6429 Bresslyn Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of December, 2017.

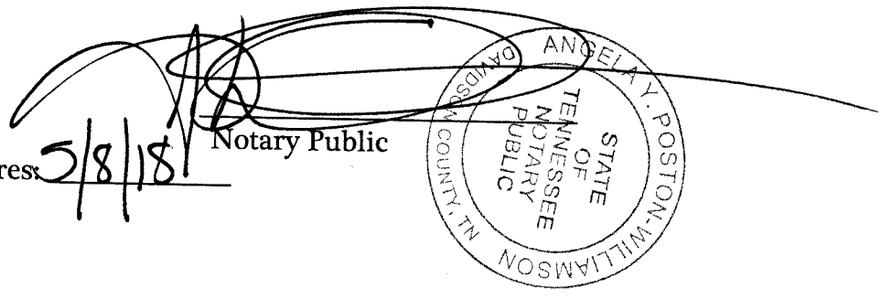
Phinus Integral Development, LLC

Jose F Nunez, Sole Member

By: Jose F. Nunez, Sole Member

State of Tennessee)
County of Davidson)

On this 15th day of December, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jose F. Nunez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Phinus Integral Development, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Phinus Integral Development, LLC as Sole Member.



Notary Public

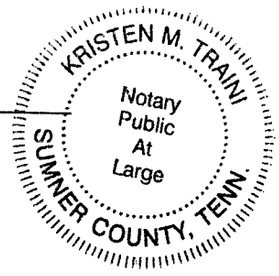
My Commission Expires: 5/8/18

State of Tennessee)
County of ~~Davidson~~ Sumner)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 729,900.00.

Affiant

Sworn and subscribed before me on this the ~~15th~~ 21st day of December, 2017.



Notary Public

My Commission Expires: OCT 2 0 2020

NEW OWNER:
Stacie Burton Dusetzina
6429 Bresslyn Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
115-14-0-065.00

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER