WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-JD-17-483

Bill Garrett Davidson County
Batch# 58700 DEEDWARR
02/13/2018 01:44:23 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180213-0014281

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph T. DeBusk and Lindsay A. Cunningham	**FirstBank Mortgage**	
(NAME)	(NAME)	
483 Oakley Drive	**318 Seaboard Lane, Suite 205**	**160-04-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BARBARA E. FUTTER, TRUSTEE OF THE BFPD REVOCABLE TRUST, DATED SEPTEMBER 16, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH T. DEBUSK AND LINDSAY A. CUNNINGHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 180 on the Plan of Brentwood Hall, Section VI of record in Plat Book 2331, Page 20, 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 the same property conveyed to BFPD Revocable Trust by Tennessee Quitclaim Deed from Philip M. DeBusk of record in Instrument No. 20161004-0104576 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on October 4, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 20, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2393, Page 339, in the Register's Office for Davidson County, Tennessee.
- Bill of Sale to Nashville Suburban Utility District for Water Mains of record in Book 2504, Page 393, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **483 Oakley Drive, Nashville, Tennessee 37220**.

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. 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/our hand(s) this the 5th DAY OF FEBRUARY, 2018.

The BFPD Revocable Trust, dated September 16, 2016

BY: Barbara E Futter, Trustee
Barbara E. Futter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BARBARA E. FUTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of THE BFPD REVOCABLE TRUST, DATED SEPTEMBER 16, 2016, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 5th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212