WARRANTY DEED

File #18483

Karen Y Johnson Davidson County
Batch# 158113 **DEEDWARR**
11/09/2018 12:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20181109-0111104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn E. Luskey	NEW OWNER	-155-10-0A-083.00
(NAME)	(NAME)	
116 Sequoyah Lane		
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Elizabeth C. Painter, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn E. Luskey, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 22 on the Plan of McCrory Trace Estates, a Planned Unit Development, of record in Book 6900, Pages 720 through 723, inclusive, and corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, 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 Angel Mario Perez-Reilly and wife, Elizabeth K. Perez-Reilly by Warranty deed from Jacob B. Garren, Jr. and wife, Karen C. Garren of record in Instrument No. 20050815-0096082 Register's Office for Davidson County, Tennessee, dated August 01, 2005 and recorded on August 15, 2005. Angel Mario Perez-Reilly having since died July 16, 2016 leaving Elizabeth K. Perez-Reilly as surviving spouse under tenancy by the entirety. Elizabeth K. Perez-Reilly having since married and is now known as Elizabeth C. Painter. Thomas Edward Painter Jr. spouse of Elizabeth C. Painter joins in the conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 Sequoyah Lane, Nashville,, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 8th day of November, 2018.

Elizabeth C. Painter by Josh Anderson, her atty in fact

Elizabeth C. Painter by Josh Anderson, her attorney in fact

Thomas Edward Painter Jr. by Josh Anderson, his atty in fact

Thomas Edward Painter Jr.by Josh Anderson, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Josh Anderson,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Elizabeth C. Painter and Thomas Edward Painter Jr** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Elizabeth C. Painter and Thomas Edward Painter Jr**, and is authorized by **Elizabeth C. Painter and Thomas Edward Painter Jr** to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of November, 2018.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

~~American~~ Title and Escrow Service, LLC
134 ~~Frierson Street~~
Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206