Karen Johnson Davidson County
Batch# 235952 DEEDWARR
05/29/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190529-0050684

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm. Exp. 12/15/2021 COUNTY OF WILLIAMSON

J-DTN-19-1302

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

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)
Caitlin Luszczek	~~Same as Grantee~~ Caitlin Luszczek	
(NAME)	(NAME)	108-16-0-095.00
1302 Priest Woods Ct	6037 Christmas Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nolensville, TN 37135	
(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, **ANNESTHER BUSH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN LUSZCZEK, A MARRIED WOMAN,** 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:

Lot 19B, PLAN OF ZONE LOT DIVISION LOTS 28, 29, 19, FINAL SUBDIVISION PLAT SECTION TWO OF LAKEVIEW HILLS, as shown on plat of record in Plat Book 5200, Page 710 as amended in Plat Book 5800, Page 137 and Book 6235, Page 61 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Annesther Bush by Warranty Deed from Marc Grossman and wife, Shirley Grossman of record Instrument No. 20151215-0126167, in the Register's Office of Davidson County, Tennessee, dated December 14, 2015 and recorded December 15, 2015.

This conveyance is subject to:
• County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ZONE LOT DIVISION LOTS 28, 29, 19, FINAL SUBDIVISION PLAT SECTION TWO OF LAKEVIEW HILLS, as recorded in Plat Book 5200, Page(s) 710 as amended in Plat book 5800, Page 137 and Book 6235, Page 61.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6156, Pge 638.

• Easement for Sanitary Sewer, recorded in Book 5856, Page 84; Book 6264, Page 782 and Book 6264, Page 787.

• Model Shared Equity Agreement of record in Book 6940, Page 536.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1302 Priest Woods Ct, Nashville, Tennessee 37214**.

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 23rd DAY OF MAY, 2019.

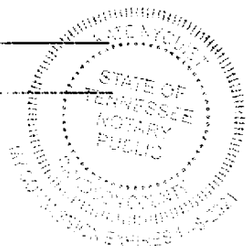
Annesther Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of May, 2019.

Notary Public
My Commission Expires:
(SEAL)



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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY