Karen Johnson Davidson County
Batch# 245334 DEEDWARR
06/19/2019 10:47:17 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20190619-0058996

Warranty Deed

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $173000.00. Affiant Subscribed and sworn to before me, this the 18th day of June, 2019. Notary Public My commission expires: 7-6-2020

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:
Daniel Joseph Fairall Courtney Fairall	Shellpoint Mortgage Servicing	042-09-0-083.00
917 Westchester Drive	4000 W Brown Deer Rd	
Nashville, TN 37115	Milwaukee, WI 53209	

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, **TREVOR A. KUSTIAK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL JOSEPH FAIRALL AND COURTNEY FAIRALL, 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 Lot No. 76 on the Plan of Section One, Kemper Heights Subdivision of record in Plat Book 2331, Page (s) 65 and 66, 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 Trevor A. Kustiak, an unmarried man by Warranty deed from James Timothy Edmison, Sr. and Jackie H. Edmison, husband and wife of record in Instrument No. 20150721-0071183 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 21, 2015.

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.

The address of the herein described property is believed to be 917 Westchester Drive, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 18th day of June, 2019.

Trevor A Kustiak by Kristen M Franks Attorney-In-Fact

Trevor A. Kustiak by Kristen M. Franks,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2019, before me personally appeared Kristen M. Franks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Trevor A. Kustiak as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Trevor A. Kustiak.

Witness my hand and seal this 18th day of June, 2019.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

