STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 292174 DEEDWARR
09/27/2019 08:54:49 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190927-0098337

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-6472

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Cusker and Brendan Cusker (NAME)	Wilson Bank & Trust (NAME)	062-15-0-055
2705 Western Hills Dr. 1520 Hayden Drive (STREET ADDRESS)	1436 West Main Street (STREET ADDRESS)	
Nashville, TN ~~37206~~ 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Andrew J. Graves and Tamara M. Graves, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Cusker and Brendan Cusker, wife and husband**, HEREINAFTER CALLED THE GRANTEES, 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. 141 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, Page 117, Register's Office for said County.

Said Lot No. 141 fronts 100 feet on the easterly margin of Western Hills Drive and extends back 294.2 feet on the northerly line and 313.0 feet on the southerly line to a dead line in the rear, measuring 102.0 feet thereon.

Being the same property conveyed to Andrew J. Graves and Tamara M. Graves, husband and wife by Deed dated July 15, 1999, recorded July 19, 1999, in Book 11577, Page 848, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

2. Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Book 8059, Page 432, Register's Office for said County.

3. Restrictions as recorded in Book 2877, Page 253, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2705 Western Hills Drive, Nashville, TN 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 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. Whenever 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 24th day of September, 2019.

Andrew J. Graves

Tamara M. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2019, before me personally appeared Andrew J. Graves and Tamara M. Graves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2019.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066