WARRANTY DEED

Karen Johnson Davidson County
Batch# 304055 DEEDWARR
10/22/2019 10:25:42 AM 2 pgs
Fees: $13.00 Taxes: $477.30

20191022-0108071

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS~~ $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF OCTOBER, 2019.

~~Notary Public~~

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Trent N. Taylor		136 10 0A 020.00
(NAME)	(NAME) New Owner	
102 Lake Forest Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Melissa Daan Sustarich and spouse, Evan Martin Sustarich**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Trent N. Taylor, an unmarried 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:

Being Lot No. 7A, Condominium Site Plan, Lots 3-10, 63 and 64, Section Two Priest Lake Forest, of record in Book 5190, Page 752, amending Plat Book 5800, Page 116, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Melissa Boyd by Warranty Deed from Joseph Anthony DePasquale and Donna J. Key, as joint tenants dated August 30, 2006 and recorded September 5, 2006 as Instrument No. 20060905-0109344, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Melissa Daan Sustarich and spouse, Evan Martin Sustarich by Quitclaim Deed from Melissa Boyd now known as Melissa Daan Sustarich dated August 4, 2016 and recorded August 12, 2016 as Instrument No. 20160812-0083893, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 102 Lake Forest Ct., Nashville, TN 37217

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 21st day of October, 2019.

Melissa Daan Sustarich

Evan Martin Sustarich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Melissa Daan Sustarich and Evan Martin Sustarich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2019.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

My Commission Expires:

(SEAL)

File Number: FRN-1910146SSO