Karen Johnson Davidson County
Batch# 308105 DEEDWARR
10/30/2019 08:52:03 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191030-0111188

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2019.

Notary Public
My commission expires: 0308-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

06-1910-77304

Address of New Owner:	Send Tax Bills to:	Tax Information:
William M. Lucus 2942 McGavock Pike Nashville TN 37214	Homestead Funding Corp 8 Airline Drive Albany, NY 12205	073-12-0-096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christy Suzanne Davis, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William M. Lucus and Alyssa Lucus, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, being the northerly 90 feet of Lot No. 21 and the southerly 25 feet of Lot No. 22 on the Plan of Sunset View, not of record, and being more particularly described according to a survey provided by Jack Whitson, R.L.S. #1732 dated October 19, 2019, as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of McGavock Pike (60' R.O.W.), being the northwest corner of the property conveyed to Rhea Michelle Simons and Chris B. Kline of record in Instrument No. 20100804-0061459, Register's Office for Davidson County, Tennessee and being the southwest corner of this tract;

Thence, following the easterly right-of-way of said McGavock Pike, North 24 Degrees 38 Minutes 23 Seconds West, 115.02 Feet to an Iron Rod (Old), being the southwest corner of the property conveyed to Rebecca A. Kuhn of record in Instrument No. 20130628-0066475, Register's Office for Davidson County, Tennessee;

Thence, leaving said McGavock Pike and following the southerly boundary of said Kuhn property, North 66 Degrees 16 Minutes 30 Seconds East, passing over an Iron Rod (Old) on the top of a bluff at 418.16 Feet and continuing for a total distance of 614.30 Feet to a point at the ordinary low water mark of the Cumberland River, being the southeast corner of said Kuhn property;

Thence, leaving said Kuhn property and following the ordinary low water mark of the Cumberland River, South 25 Degrees 59 Minutes 50 Seconds East, 108.42 Feet to a point, being the northeast corner of the aforementioned Simons and Kline property;

Thence, leaving said low water mark of the Cumberland River and following the northerly boundary of said Simons and Kline property, South 65 Degrees 39 Minutes 21 Seconds West, passing over an Iron Rod (Old) on the top of a bluff at 193.43 Feet and continuing for a total distance of 616.80 Feet to the Point of Beginning.

For informational purposes only: survey references subject property to contain 68,746 Square Feet or 1.58 Acres, more or less.

Being the same property conveyed to James Robert Browder and wife, Elwanda Browder by deed from Geo. I. Waddey, Jr., unmarried, dated June 8, 1955, recorded October 27, 1955, of record in Book 2480, Page 537, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Elwanda Browder, Trustee, U/A/D November 15, 1993 by Quitclaim Deed from Elwanda Browder, Individually, dated November 29, 1993, recorded November 4, 1996, of record in Book 10247, Page 874, Register's Office for Davidson County, Tennessee. The said Mary Elwanda Browder having since died on March 15, 2015.

Further being the same property conveyed to Christy Suzanne Davis, a single person by Quitclaim Deed from Christy Suzanne Davis, Trustee of the Mary Elwanda Browder Revocable Living Trust, created November 15, 1993, dated November 19, 2015, recorded November 20, 2015, of record in Instrument No. 20151120-0118023, Register's Office for Davidson County, Tennessee.

Richard Davis, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2942 McGavock Pike, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28 day of October, 2019.

Christy Suzanne Davis

Christy Suzanne Davis

Richard Davis

STATE OF SOUTH CAROLINA
COUNTY OF Georgetown

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christy Suzanne Davis and Richard Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murrells Inlet, SC, this 28 day of October, 2019.

Shakara Green

Notary

My Commission expires: 12/13/2028

SHAKARA GREEN
Notary Public-State of South Carolina
My Commission Expires
December 13, 2028