K 9431

PREPARED BY:
MORGAN
Kelley, Herbert & Crawford
Third Floor Noel Place
200 Fourth Avenue North
Nashville, TN 37219-1478

WARRANTY DEED

6R36

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX/BILLS TO
117-7-D-36	Anne Marie Hoke	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	131 Matthews Lane Nashville, TN 37215	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 9431 PAGE 13

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

IDENTITY REFERENCE

94 AUG -8 AM 11:24

DAVIDSON COUNTY, TN.

79252

KENNETH S. LUTON, A MARRIED PERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANNE MARIE HOKE, IRREVOCABLE TRUST, ANNE WRATHER HOKE, TRUSTEE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 36 as shwon on the amended Condominium Site Plan of Park Green as of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kennth S. Luton, by deed from Belle Meade Builders, Inc., s of record in Book 6923, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, Master Deed and By Laws of Park Green Condominium as of record in Book 6247, page 872, Register's Office for Davidson County, Tennessee, along with related exhibits all as amended, and all matters shown on the recorded plan referred to above. Said Master Deed being amended in Book 6453, page 717 and further amended in Book 8430, page 364 and By-Laws of record in Book 6247, page 898, Register's Office for Davidson County, Tennessee.

Said property is not the principal residence of Grantor and is for commercial purposes. Spouse of Grantor does not join in said conveyance.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1994 taxes, which have been prorated and assumed by Grantee.

5749 08/08 0101 03CHECK 408.60

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of August, 1994.

Kenneth S. Luton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Kenneth S. Luton

BOOK 9431 PAGE 14

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of August, 19 94.

My commission expires: NOTARY PUBLIC AT LARGE Sherri D. Hollars My Commission Expires January 22, 1995 STATE OF TENNESSEE

Sherri D. Hollars
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

NOTARY PUBLIC Anne Marie Hoke AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 94. MY COMMISSION EXPIRES: Sherri D. Hollars My Commission Expires January 22, 1995 STATE OF TENNESSEE

Sherri D. Hollars
Notary Public

WARRANTY DEED

FROM
KENNETH S. LUTON

TO
ANNE MARIE HOKE, IRREVOCABLE TRUST, ANNE WRATHER HOKE, TRUSTEE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9431 PAGE 15

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
TOTAL	408.60
CHECK	408.60

08/08/94 01 11:24 0001 5749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79252

IDENTIF. & REFER

91 AUG -8 AM 11

DAVIDSON

No. 822241