BOK 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Michael S. Sevier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2001.

Amanda Nordman
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/26/01 16:08 2pgs
Fees:13.00 Taxes:592.00

20011026-0117429

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC

4698 Lebanon Road, Hermitage, Tennessee 37076

H-0278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karri C. Lott	CTX Mortgage Company	053-08-0-A-007.00CO
(NAME)	(NAME)	
2127 Lakeshore Drive	3100 West End Avenue, #1020	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Lucca Properties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karri C. Lott, 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 Unit 2127 on the Plan of Phase One, Lakeshore Pointe Condominiums, of record in Book 9700, Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Lucca Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Lake Shore Management, LLC, a Tennessee limited liability company, of record in Book 11277, Page 762, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2127 Lakeshore Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 24th day of October, 2001.

Lucca Properties, LLC

By: _____
Michael Marchetti, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Marchetti with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Chief Manager respectively of Lucca Properties, LLC the within named bargainor, and corporation, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Marchetti as such Chief Manager .

Amanda Nordman
Notary Public

My Commission Expires: 1/29/05



RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076