FileBox 8

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,600.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2003.

Gregory Pace
Notary Public

MY COMMISSION EXPIRES: [illegible]06. 3/25/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric J. Luedtke | Guaranty Trust Company | 149-10-50 |
| (NAME) | (NAME) | |
| 5100 Pebble Creek Drive | 640 Broadmor Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Murfreesboro, TN 37129 | |
| (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, Dwayne Craig Ulmer and wife, Beverly Ann Ulmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC J. LUEDTKE* STEPHANIE K. LUEDTKE AND NEIL P. JENKINS, MARRIED, 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. 91 on the Plan of the Final Plat of Oakwood Subdivision Section One, Phase Six, of record in Plat Book 7900, Page 419, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dwayne Craig Ulmer and wife, Beverly Ann Ulmer, by deed of record in Book 9176, Page 629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all existing restrictions of record in Book 7981, page 482, said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5100 Pebble Creek Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 07/21/03 10:46 2pgs
Fees:13.00 Taxes:523.92

20030721-0101731

Witness my/our hand(s) this 17th day of July, 2003.

Dwayne Craig Ulmer

Beverly Ann Ulmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne Craig Ulmer and wife, Beverly Ann Ulmer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2003.

Commission expires: May 28, 2006

Notary Public

BETH TRAPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006