Davidson County DEEDWARR
Recvd: 09/10/04 10:38 2pgs
Fees:13.00 Taxes:432.53

20040910-0109573

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Angie Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE SEPTEMBER 1, 2004.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Luther	Jeffrey Luther	Map 75-12. Parcel 54.00
737 Netherlands Drive	737 Netherlands Drive	
Hermitage, Tennessee 37076	Hermitage TN 37076	
(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, **GEORGE A. BARNETT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY LUTHER, AND WIFE, JENNIFER LUTHER** , 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:

Being Lot No 47 on the Plan of Meadows of Tulip Grove, Section Three, as of record in Plat Book 6900, Page 262, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George A. Barnett by deed of record from Tacopa Land, LLC, dated August 5, 1996 and recorded August 15, 1996, as corrected in Book 10190, Page 70, Register's Office, Davdison County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 9762, Page 248, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 6900, Page 262, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

Unimproved ☐

This is improved ☒ property, known as 737 Netherlands Drive, Hermitage, TN 37076

(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 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/our hand(s) this September 1, 2004.

George A. Barnett

George A. Barnett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named George A. Barnett, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this September 1, 2004

Commission expires: 2-19-06

Tina D. Brown

Notary Public

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE