WARRANTY DEED

FILE BOX 19B
04-10-008-DA

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of October, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Clarence Lutz and Wife, Amy Lutz	COUNTRYWIDE HOME LOANS, INC.	155-08-0-A
(NAME) 6104 Tuliptree Lane	(NAME) 4500 Park Granada	28.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rachelle D. Hyman, N/K/A, A SINGLE WOMAN Rachelle Dorne**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clarence Lutz and Wife, Amy Lutz**, hereinafter called the Grantee(s), 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. 28, on the Plan of the Re-Subdivision of Lots Nos. 28 and 29 of Phase I, of Poplar Creek Estates, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, Page 367, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KEITH W. HYMAN AND WIFE, RACHELLE D. HYMAN, by Deed from ELI MILLER AND WIFE, MALKA MILLER, Dated August 10, 1994, of record in Book 9435, Page 707, Register's Office for DAVIDSON County, Tennessee. Subsequently, KEITH W. HYMAN AND WIFE, RACHELLE D. HYMAN having since Divorced by Final Decree of Divorce on the 31st day of January, 2000, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 99D-1252, and KEITH W. HYMAN, A/K/A KEITH WESLEY HYMAN having conveyed all his interest to RACHEL D. HYMAN, A/K/A RACHELLE D. DORNE, by QUITCLAIM DEED, of record in Instrument No. 20000204-0012067, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Poplar Creek Estates, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6104 Tuliptree Lane, Nashville, TN, 37221.
(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 11/04/04 09:42 2pgs
Fees:13.00 Taxes:732.23

20041104-0132964

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 29th day of October, 2004.

Rachelle Dorne

Rachelle D. Hyman, N/K/A Rachelle Dorne

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachelle D. Hyman, N/K/A, Rachelle Dorne, A SINGLE WOMAN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

GRACE M. ALU
Comm# DD0330532
Expires 10/15/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Witness my hand and official seal this 29th day of October, 2004.

My Commission Expires: ~~03/31/07~~ 10/15/08

Grace M. Alu
Notary Public

RD