WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Luttfring	Mortgage IT	86-8A-26
(NAME)	(NAME)	
2156 Strombury Dr.	33 Maiden Lane 6th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	New York NY 10038	
(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, Sophie Madondo, AKA Sophie Modondo Turner and S. Modondo and Husband,Rossi BamBaata Turner HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Luttfring and wife Cynthia R. Luttfring, 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. 432 on the Plan of Camden Woods phase II, PUD of record in Plat Book 6900, Page 735, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sophie Madondo , by deed of record in Instrument No. 20010820-0089636 Davidson County, Register's Office for Davidson County, Tennessee. Sophie Modondo Turner being one and the same as Sophie Modondo, as S. Modondo.

This conveyance is subject to any and all existing restrictions and easements of record.

Rossi Bambata Turner joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 2156 Strombury 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 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: 02/26/07 09:21 2 pgs
Fees:13.00 Taxes:654.53
20070226-0023156

Witness my hand this 16th day of February, 2007.

Sophie Madondo

Rossi BamBaata Turner

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 Sophie Modondo and Rossi BamBaata Turner 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 16th day of February, 2007.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State Of
TENNESSEE
Davidson County

RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077