WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009.

(AFFIX SE

LUTHER P. RAMSEY, III NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/05/07 14:25 2 pg
Fees:13.00 Taxes:647.13

20070405-0041136

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Luthe	Fifth Third Mortgage Company	
(NAME)	(NAME)	
126 Trellis Way	P.O. Box 11060	033030B02000
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Orange, CA 92856-8160	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070574

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shane Luthe, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Lot Number 63 as shown on the final plat of Dry Creek Farms, Section 2, of record in Instrument Number 20040421-0045040, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Substitute Trustee's Deed from Denise D. Griffin, Substitute Trustee, dated January 16, 2007 of record in Instrument No. 20070131-0012729, Register's Office for Davidson County, Tennessee.

Restrictions:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Instrument No. 20031001-0145053, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 126 Trellis Way, Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of March, 2007.

Teresa Bamford

Robin Wheeler

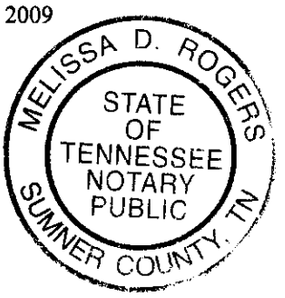
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2007.

Commission expires: March 24, 2009



Melissa D. Rogers — Notary Public