McCann & I
7105 Crossroads I
Brentwood, TN .
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Alexander	New Owner	Map 172-14-A
(NAME)	(NAME)	
905 Brancaster Lane		Parcel 123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JASON J. LUKAWITZ AND WIFE, GETA LUKAWITZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE ALEXANDER AND WIFE, MERVAT ALEXANDER**, 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. 52 on the Plan of the Resubdivision of Lots 51 and 52, Section Three, Wexford Downs, of record in Instrument #20030710-0095629, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason J. Lukawitz and wife, Geta Lukawitz, by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Instrument #20040407-0039778, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Instrument #20040407-0039778, said Register's Office; and (c) restrictive covenants of record in Book 10291, page 512, Book 10792, page 822 and Instrument #20000810-0079498, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/03/07 12:39 2 pgs
Fees:13.00 Taxes:1176.60
20070703-0079427

unimproved ☐

This is improved ☒ property, known as 905 Brancaster Lane, Nashville, Tennessee 37211
(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.

Witness our hands this 28th day of June, 2007.

Jason J. Lukawitz

Geta Lukawitz

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 Jason J. Lukawitz and Geta Lukawitz, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires: 3-20-11

Notary Public

CARRIE SNOW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN