Davidson County DEEDWARR
Recvd: 04/01/08 14:16 2 pgs
Fees:13.00 Taxes:491.73

20080401-0032627

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **08-2220**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **DeeAnne Miree, a married woman,*("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **David Luecke, a married man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

** Also Known As Deanne Elaine Williams

Land in Davidson County, Tennessee, being Lot 20, HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO VILLAGE - TRACT 7, as shown on plat of record in Book 11700, Pages 49 and 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Daniel Miree joins in this conveyance for the express purpose of relinquishing all his right title and interest to the said property, material, otherwise.

Being the same property conveyed by Warranty Deed from Fox Ridge Homes, Inc. to Larry Dewayne Williams, Jr., unmarried and DeeAnne Elaine Hopson, unmarried, as joint tenants with rights of survivorship as recorded on the 6th day of December, 2000 in Instrument No. 20001206-0120315 and Quit Claim Deed from Larry Dewayne Williams, Jr., unmarried to DeeAnne Elaine Williams, unmarried as recorded on the 28th day of March, 2006 in Instrument No. 20060328-0035215, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **135120B02000CO**

☒ Improved OR

☐ Unimproved property located at: **2124 Nashboro Blvd., Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **12th** day of **March, 2008.**

DeeAnne Miree **Daniel Miree**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared DeeAnne Miree*to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. *** Daniel Miree

Witness my hand and Notarial Seal on this the **12th** day of **March, 2008.**

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
3/7/2011

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **12th** day of **March, 2008.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **David Luecke**

and Address: **2124 Nashboro Blvd., Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Tennessee Home Loans, a division of First Tennessee Bank National Association
2525 West End Ave. #400,
Nashville, TN 37203