This instrument prepared by and **Record and Return to:**
JC Reed Title Agency
2555 Meridian Blvd., Suite 130
Franklin, TN 37067
(866) 915-7333

File No.: **08-1047**

Davidson County DEEDWARR
Recvd: 08/07/08 10:02 2 pgs
Fees:13.00 Taxes:388.50

20080807-0081386

WARRANTY DEED

THIS INDENTURE, made and entered into this , by and between **Michael R. Luckett, married** parties of the first part, and ~~*Timothy C. Hall and wife, Eleanore W. Hall~~ / party of the second part,
*Timothy Cecil Hall and Eleanore W. Hall, husband and wife and**

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**John W. Murphree, Jr. and Peggie Jo Miller, husband and wife.

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO-WIT:

BEING LOT NO. 17 ON THE PLAN OF RIVERWOOD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 17 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF SHADOW LANE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. LUCKETT, UNMARRIED BY DEED FROM PEGGY DURHAM, UNMARRIED, RECORDED ON THE 25TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040325-0033628, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TERESA LUCKETT, WIFE OF MICHAEL R. LUCKETT HERBY JOINS IN THIS CONVEYANCE TO RELEASE ANY INTEREST IN SAID PROPERTY.

This conveyance is made subject to: Taxes for the year 2008 and thereafter, easements and restrictions of record.

Parcel ID # **073-05-0-128.00**
XX Improved OR
☐ Unimproved property located at: **2324 Shadow Lane, Nashville, TN 37216**

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

The said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

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

Michael R Luckett

Teresa Luckett

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 **Michael R Luckett and Teresa Luckett** 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.

Witness my hand and Notarial Seal this 23rd day of July, 2008

Notary Public

My Commission Expires: 1-07-2012

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

****

Owner's Name: **Timothy C Hall and Eleanore W Hall** and John W. Murphree, Jr. & Peggie Jo Mi[illegible]

and Address: **2324 Shadow Lane, Nashville, TN 37216**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owners

"

"

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 **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of July, 2008

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/20/11