RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

Prepared by:
Security Title & Escrow Co., LLC
5228 N. Main St., Ste B-6
Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20090077650 DEEDWARR
Recvd: 11/16/09 09:44 2 pgs
Fees:13.00 Taxes:934.25
20091116-0105063

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jeffrey J. Luci, by and through, Kimberly A. Luci, his Attorney-In-Fact, as recorded in Book ✱, Page _____, Register's Office of Davidson County, Tennessee, and Kimberly A. Luci,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Caroline C. Mgbemere, unmarried,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives. ✱20091116-0105062

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee, being Lot 107 on the Plan of the Final Plat of Phase One, Barnes Bend Estates, as shown on plat of record in Instrument No. 20050802-0090369, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jeffrey J. Luci and wife, Kimberly A. Luci by deed dated March 30, 2007, of record in Instrument No. 20070402-1138938, Register's Office of Davidson County, Tennessee.

Map & Parcel 173100A03200CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 12th day of November, 2009.

Jeffrey J. Luci, by and through
Kimberly A. Luci, his Attorney-In-Fact

Jeffrey J. Luci, by and through,
Kimberly A. Luci, his Attorney-In-Fact

Kimberly A. Luci

Kimberly A. Luci

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Kimberly A. Luci, with whom I am personally acquainted, and who acknowledged that she is the Attorney-In-Fact of the maker, Jeffrey J. Luci, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this the 12th day of November, 2009.

Notary Public

My commission expires:
5/23/2010

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $252,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2009.

Notary Public

My Commission expires:
5/23/2010

NEW PROPERTY OWNERS:
Caroline C. Mgbemere
3305 Tintop Court
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES
First Community Mortgage
1610 S. Church St., Ste A
Murfreesboro, TN 37130