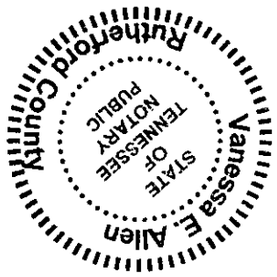
WARRANTY DEED

File #09111798



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin G. Luffman, unmarried	Martin G Luffman	182-00-0-074.00
(NAME)	(NAME)	
13847 Old Hickory Blvd	182 Nissan Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Smyrna, TN 37167	
(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, I/WE, **Jeffrey N. West and wife, Paula J. West,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin G. Luffman, unmarried** 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, described according to survey made by John C. Hayes, Jr., dated 1/20/67, as follows:

Beginning at an iron pin on the westerly margin of Hobson Pike, said point being the northeast corner of the property conveyed to William G. Battle and wife (D.B. 3983, Page 854, RODCT); thence with Battle's northerly line South 81 deg. 25 min, West 696 feet to an iron pin in the eastern boundary line of the Briley property; thence with said Briley's eatern boundary line North 02 deg. 03 min. East 155.9 feet to a fence post; thence North 81 deg. 54 min. East 645 feet to the westerly margin of Hobson Pike; thence with same South 17 deg. 01 min. East 151 feet to the beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Jeffrey N. West and wife, Paula J. West by deed from Sylvia C. Patterson, Ollie Lucille Gordon, and Romulus Cleveland Cotten, dated 07/14/08, of record in Instrument No. 200807160073045, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 13847 Old Hickory Blvd, Antioch,TN,37013

(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.

BILL GARRETT, Davidson County
Trans:T20090080024 DEEDWARR
Recvd: 11/25/09 09:24 2 pgs
Fees:13.00 Taxes:118.40
20091125-0108298

Witness our hands this 11th day of November, 2009.

Jeffrey N. West

Paula J. West

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jeffrey N. West and wife, Paula J. West with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 11th day of November, 2009.

Commission expires:

7-18-2010

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130