WARRANTY DEED

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd J. Luebbe	New Owner	
(NAME)	(NAME)	
325 Summit Ridge Circle		131-5B-325
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JEANNE M. STEVENS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD J. LUEBBE AND WIFE, JENNIFER D. LUEBBE,** 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 Unit No. 325 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeanne M. Stevens by deed from C. Turney Stevens, Sr., of record in Book 10304, page 399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom; (b) Master Deed establishing a Horizontal Property Regime of Four Seasons, of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for said County; (c) Easements of record in Book 6869, page 162, Book 7776, page 899 and Instrument No. 20010912-0099679, Register's Office for said County; (d) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, page 30, said Register's Office; (e) Terms and provisions of by-Laws of Four Seasons recorded in Book 6841, page 376, said Register's Office; (f) Homeowner's Association Charter in Book 6855, Page 917 and Book 8176, page 697, said Register's Office; (g) Easement for Ingress/Egress, recorded in Book 4821, page 20, said Register's Office; (h) Easement for Sewer Lines, recorded In Book 5271, page 430, said Register's Office; (i) Easement Agreements in Book 68 page 462, Book 6870, page 966, Book 6869, page 157, Book page and Instrument No. 20010912-0099679, said Register's Office; and (j) Engineering Report in Book 6857, page 125, said Register's Office.

This is not the principal place of residence of the Grantor named herein or her spouse.

unimproved ☐

This is improved ☒ property, known as 325 Summit Ridge Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100014852 DEEDWARR
Recvd: 03/12/10 12:58 2 pgs
Fees:13.00 Taxes:351.50

20100312-0019094

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 my hand this 5th day of March, 2010.

(X) Jeanne M. Stevens
Jeanne M. Stevens

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 Jeanne M. Stevens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2010.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011