03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045948 DEEDWARR
Recvd: 07/27/10 12:35 2 pgs
Fees:13.00 Taxes:588.30

20100727-0058881

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. ~~$150,000.00~~ $159,000.00

Affiant

Subscribed and sworn to before me this 2nd day of July, 2010

Notary Public
My Commission expires: 2/11/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony D. Lutz	PRIMELENDING, A PLAINSCAPITAL CO.	061-15-0-249.00
1300 Norvel Avenue	18111 PRESTON RD., #900	
Nashville, TN 37216	DALLAS, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony D. Lutz**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 64 on the plan of M.N. Young's Inglewood Annex, a resubdivision of Lots 1,2,3 and 4 of Williams 31 acre tract, of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 64 fronts 50 feet 2 inches on the southerly side of Norvel Avenue and runs back 138 feet on its westerly line being the easterly margin of B street; and 135 feet 11 inches on its easterly line, to a dead line on which it measures 50 feet 1 inch.

Being part of the same property conveyed to J. Seth Jennings, by deed from Shellie Wallace, as Successor Trustee and Matthew Smith, as Co-Trustee, on April 10, 2021, of record in Instrument Number 20100427-0031727, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 197, Register's Office Davidson County, Tennessee.

This is improved property known as: **1300 Norvel Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 2, 2010.

J. Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 2, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY