BILL GARRETT, Davidson County
Trans:T20100051533 DEEDWARR
Recvd: 08/19/10 09:50 2 pgs
Fees:13.00 Taxes:925.00
20100819-0065572

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2010.

Notary Public

My commission expires: 7.23.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mike Luckett	NEW OWNER	83-10-245
1816 Ordway Place		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Lennon, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike Luckett and Jennifer Luckett, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 12.0 feet of Lot No. 304, all of Lots Nos. 305 and 306 and the westerly 18.0 feet of Lot No. 307 on the Map of McEwen Place as of record in Book 332, page 133, Register's office for Davidson County, Tennessee.

SAID part of Lot No. 304 fronts 12.0 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 127.4 feet on the easterly line and 127.6 feet, more or less, on the westerly line to an alley and measures 12.0 feet thereon.

SAID Lot No. 305 fronts 30.0 feet on the southerly side of Ordway Place and runs back 127.4 feet on the westerly line and 126.9 feet on the easterly line to an alley and measures 30.0 feet thereon.

SAID Lot No. 306 fronts 34.5 feet on the southerly side of Ordway Place and runs back 126.9 feet on the westerly line and 126.3 feet on the easterly line to an alley and measures 34.5 feet thereon.

SAID part of Lot No. 307 fronts 18.0 feet on the southerly side of Ordway Place and runs back 126.3 feet on the westerly line and 126.0 feet, more or less, on the easterly line to an alley and measures 18.0 feet thereon.

Being the same property conveyed to James A. Lennon and wife, Mary M. Lennon, by Deed from Cortland D. Joyce, married, of record as Instrument No. 20060623-0075461, in the Register's Office for Davidson County, Tennessee, dated June 22, 2006; being further conveyed to James Lennon by Quitclaim Deed from Mary Lennon of record in Instrument Number 20080306-0022555, Register's Office for Davidson County, Tennessee, dated March 3, 2008; Pursuant to Final Divorce Decree, styled James Lennon V. Lennon, Civil Action No. 07D-2663, in the Fourth Circuit Court for Davidson County, Tennessee.

** Tori Lennon, spouse of James Lennon, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1816 Ordway Place, Nashville, TN 37203.

83-10-245 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF August 13, 2010:

James Lennon

**Tori Lennon

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, James Lennon and Tori Lennon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th day of August, 2010.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20101274R