WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070432 DEEDWARR
Recvd: 11/05/10 10:49 2 pgs
Fees:13.00 Taxes:606.80
20101105-0088906

LaTrece McAdoo State of Tennessee Notary Public Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

File#15870

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Return to:
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A Lutz	Elite Home Loans Inc.	95-2-109
(NAME)	(NAME)	
248 Donelson Hills	109 West Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Brentwood, TN 37027	
(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, Phillip Baumgart, trustee of Mill Creek Project 248 Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth A Lutz and wife Julie L. Lutz and Naomi J. Lutz and husband Benjamin J. Lutz, 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:

Being Lot No. 9 on the plan of Donelson Hills Subdivision, of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Baumgart Trustee Mill Creek Project 248 Trust, by deed of record in Instrument No. 20100616-0046757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 248 Donelson Hills Drive, Nashville, TN 37214

(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.

Witness my hand this 7th day of October, 2010.

Phillip Baumgart, trustee of Mill Creek Project 248 Trust

By:
Phillip Baumgart, trustee of Mill Creek Project 248 Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Mill Creek Project 248 Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Mill Creek Project 248 Trust by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2010.

Commission expires:

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County