WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Luman	First Liberty Financial Group	15001007400
(NAME)	(NAME)	
2702 Whorley Court	9931 Corporate Campus Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110029

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jennifer W. Hall and husband, Mark D. Hall and Marilee M. Whitt**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Luman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2702 Whorley Court, Nashville, TN 37217
(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of February, 2011.

Marilee M. Whitt

Jennifer W. Hall

Mark D. Hall

BILL GARRETT, Davidson County
Trans:T20110012670 DEEDWARR
Recvd: 03/02/11 14:53 2 pgs
Fees:13.00 Taxes:340.40
20110302-0016823

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jennifer W. Hall and husband, Mark D. Hall and Marilee Whitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jennifer W. Hall and husband, Mark D. Hall and Marilee Whitt executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2011.

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission expires:
2/10/14

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 255 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for said county, to which record reference is hereby made for a more particular description thereof.

AND BEING the same property conveyed to Vernon Dean Whitt and wife, Marilee M. Whitt by Warranty Deed from Charles D. Ballard and wife, Virginia M. Ballard, dated October 1, 1970, and filed of record in Book 4451, page 170, Register's Office for Davidson county. Tennessee. The said Vernon Dean Whitt is now deceased, leaving the said Marilee M. Whitt the surviving tenant by the entirety and sole owner of said land.

AND BEING the same property conveyed to Marilee M. Whitt and Mark D. Hall and wife, Jennifer W. Hall, by Quitclaim Deed from Marilee M. Whitt dated November 11, 2010 and filed of record in Instrument 20101115-0091161, Register's Office for Davidson County, Tennessee.

2-25-11

MDH 2-25-11

MMW