BILL GARRETT, Davidson County
Trans:T20110022591 DEEDWARR
Recvd: 04/18/11 09:49 2 pgs
Fees:13.00 Taxes:1017.50
20110418-0029602

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and Sworn to before me, this 18th day of November, 2010.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: My Commission Expires July 7, 2014

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Matthew Lukach 4204 Nevada Avenue Nashville, TN 37209	New Owner	09116022400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George Lawson and wife Amy Lawson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Matthew Lukach and wife Grace Ann Lukach,** hereinafter called the Grantee(s), 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 Lot No. 105 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Lawson and wife, Amy Lawson by deed from Michael P. Sullivan and wife, Sabina B. Gesell of record in Instrument No. 20050602-0062711, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, Page 103, said Register's Office.

This is (x) improved ( ) unimproved property known as 4204 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 ~~29th~~ 19th day of November, 2010.

George Lawson by Jody Hull attorney in fact
George Lawson
By Jody Hull by Power of Attorney of record in Instrument No. 20110418002960 1
Register's Office for Davidson County, Tennessee

Amy Lawson by Jody Hull attorney in fact
Amy Lawson
By Jody Hull by Power of Attorney of record in Instrument No. 20110418002960 1
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 19, 2010, before me personally appeared Jody Hull to me known to be the person who executed the foregoing instrument in behalf of George Lawson and Amy Lawson and acknowledged that she executed same as the free act and deed of said George Lawson and Amy Lawson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, ~~2009~~ 2010.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/7/13

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027