BILL GARRETT, Davidson County
Trans:T20110023671 DEEDWARR
Recvd: 04/21/11 13:56 2 pgs
Fees:13.00 Taxes:1276.50
20110421-0030907

WARRANTY DEED

D. HOPE BACCHUS
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **April, 2011**

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Haslam and Kristi Haslam	James & Kristi Haslam	01800009800
(NAME)	(NAME)	
102 Luton Place	102 Luton Place	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Thomas Herbert Luton and Dana Doster Luton**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Haslam and Kristi Haslam**, husband and wife, 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:

Land in the 10th Civil District of Davidson County, Tennessee.

Beginning at the northwest corner of the property sold to Manning, et ux, by deed of record in Book 3506, Page 577, Register's Office for Davidson County, Tennessee; thence north 28 19' 13" west 297.23 feet to a point; thence north 03 41' 55" east 249.98 feet to a point, the southwest corner of property retained by Grantors; thence south 89 47' 50" east 173.80 feet to a point in the southerly boundary line of the property retained by Grantors; thence south 62 30' 20" east 186.64 feet to a point in said southerly boundary; thence north 58 47' 28" east 140.79 feet to a point in said southerly boundary; thence north 75 30' 19" east 102.80 feet to a point in said boundary; thence south 37 19' 16" east, 106.14 feet to a point; thence south 36 20' 20" east 211.36 feet to the southeast corner of the property herein conveyed; thence south 72 37' 00" west 413.10 feet and crossing a public easement dedicated by Grantors to the easterly boundary line of the property conveyed to Manning and his wife as aforesaid; thence north 39 01' 32" west 75 feet to a point in the southerly boundary of the property herein conveyed, then south 41 55' 24" west 273.41 feet to the point of beginning containing 5.22 acres, more or less.

Being the same property conveyed to Thomas Herbert Luton and wife Dana Doster Luton by Quitclaim Deed from Herbert W. Luton Jr. and wife, Dorothy Green Luton dated December 17, 1980 and recorded in Book 5737, page 408, Register's Office for Davidson County, Tennessee. Deed of correction filed in Book 8161, page 796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 102 Luton Place, Goodlettsville, TN 37072

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, has 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 our hands this **15th** day of **April, 2011**

Thomas Herbert Luton

Dana Doster Luton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Thomas Herbert Luton and Dana Doster Luton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2011**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013