WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049247 DEEDWARR
Recvd: 08/11/11 11:23 2 pgs
Fees:13.00 Taxes:854.70
20110811-0061970

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-10-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric D. Luftman	Flagstar Bank	14608009200
(NAME)	(NAME)	
4902 Timberhill Drive	5151 Corporate Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Troy, MI 48098-2639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Anthony P. Price and wife, Beth S. Price**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric D. Luftman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 398 on the Plan of Crieve Hall Estates, Section Five, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony P. Price and wife, Beth S. Price by Deed from James E. Crone and wife, Nancy L. Crone, dated 05/10/1985 and filed for record on 05/13/1985 in Book 6554, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the year 2011, and subsequent years, a lien not yet due and payable. Subject to all matters as set forth on the plat of record in Plat Book 3, Page 5, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4902 Timberhill Drive, Nashville, TN 37211
(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(S), their heirs and/or 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/or 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 9th day of August, 2011.

Anthony P. Price

Beth S. Price

State of Tennessee
County of Williamson

Personally appeared before me Anthony P. Price and Beth S. Price, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of August, 2011.

Notary Public
My Commission Expires: 5/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR.
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON