File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055137 DEEDWARR
Recvd: 09/07/11 07:36 2 pgs
Fees:13.00 Taxes:294.15
20110907-0069005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Ann Marie Luttrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2013
(AFFIX SEAL)

ANN MARIE LUTTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Placencia	Maria Placencia	136030C05700CO
(NAME)	(NAME)	
3860 Priest Lake Drive	3860 Priest Lake Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Ann Marie Luttrell, Trustee of the Ann Marie Luttrell 3860 Priest Lake Drive Trust dated 11/13/09**, with full power to transfer, sale and convey without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Placencia**, 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 Unit 13, located in Lot No. 6 on the plan of Heritage Village of Priest Lake Park Condominiums of record in Book 4860, page 98, Register's Office for Davidson County, Tennessee, and Master Deed establishing a Horizontal Property Regime of Heritage Village of Priest Lake Park of record in Book 5097, page 855, as amended in Book 5192, page 243, Book 5292, page 747, Book 5292, page 749, Book 5459, page 679, said Register's Office. to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ann Marie Luttrell, Trustee of the Ann Marie Luttrell 3860 Priest Lake Drive Trust by deed from Jerry A. English and wife, Cathrina R. English dated 11/23/09, of record in Instr. No. 20091201-0109709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 4860, page 98, The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village of Priest Lake Park of record in Book 5097, page 855, as amended in Book 5192, page 243, Book 5292, page 747, Book 5292, page 749, Book 5459, page 679, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 3860 Priest Lake Drive, 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 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 30th day of August, 2011.

Ann Marie Luttrell, Trustee of the Ann Marie Luttrell 3860 Priest Lake Drive Trust dated 11/13/09,

By: Ann Marie Luttrell, Trustee

Ann Marie Luttrell, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Ann Marie Luttrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Trustee of the Ann Marie Luttrell 3860 Priest Lake Drive Trust dated 11/13/09, with full power to transfer, sale and convey without the joinder of any beneficiary, and as such Trustee is so authorized by the Trust to executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of August, 2011.

Commission expires: October 22, 2011

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Ann B. Waddell

Notary Public