WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062756 DEEDWARR
Recvd: 10/07/11 13:28 2 pgs
Fees:13.00 Taxes:620.12
20111007-0078223

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16531

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escorw, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Luttrell	Reliant Bank	07507005800
(NAME)	(NAME)	
605 Des Moines Drive	1736 Carothers Parkway, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(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, PTE Development LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josh Luttrell and wife Jill Luttrell, 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 Lot No. 49 in Tulip Grove Subdivision, Section II, as of record in Book 3700, Page 122, Register's office for Davidson County, Tennessee.

Said Lot No. 49 fronts 78.8 feet on the easterly side of Des Moines Drive and runs back 189.45 feet on the southerly line and 239.25 feet on the northerly line, which is a broker line, to a dead line in the rear measuring 96.33 feet thereon.

Being the same property conveyed to PTE Development LLLC, by deed of record in Instrument No. 20110517-0037637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 605 Des Moines Drive, Hermitage, TN 37076

(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 19th day of September, 2011.

PTE Development LLC

By: FOR PTE AS MEMBER

PTE Development LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Member of PTE Development, LLC and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the PTE Development LLC by himself/herself as Member.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2011.

Commission expires:

Kasey K. [illegible] State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public