(3)

BILL GARRETT, Davidson County
Trans:T20120053767 DEEDWARR
Recvd: 07/23/12 09:07 2 pgs
Fees:13.00 Taxes:888.00

20120723-0064256

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **July, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Michelson and Bethany J. Michelson	SAME	128-9-44.00
(NAME)	(NAME)	
324 Harpeth Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Caryn D. Luthy, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David A. Michelson and Bethany J. Michelson, 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 Davidson County, Tennessee, being Lot No. 43 on the Plan of Dunaway Woods, Section I, as of record in Book 5200, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caryn D. Luthy and Brian Lane, wife and husband, by Warranty Deed from Sushil S. Soni and wife, Karuna Soni, dated August 30, 2010, filed August 7, 2010, in Instrument No. 20100907-0071046, Register's Office for Davidson County, Tennessee. Continued on page 2

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 X property, known as 324 Harpeth Valley Drive, Nashville, TN 37221

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 **20th** day of **July, 2012**

Caryn D. Luthy by [illegible]

Caryn D. Luthy by Chris Cantrell Attorney In Fact

Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Caryn D. Luthy, as her Attorney In Fact, under Power of Attorney bearing Book *_____, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Caryn D. Luthy, under said Power of Attorney.

* 20120723006425 4

Witness my hand and official seal at office in Franklin, Tennessee, this the 20th day of July, 2012.

Laurie M Harris

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12

Being the same property conveyed to Caryn D. Luthy* of Record in Instrument # 20120723006425 5
and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

FKA Caryn Lane