BILL GARRETT, Davidson County
Trans: T20120065902 DEEDWARR
Recvd: 09/04/12 10:15 2 pgs
Fees: 13.00 Taxes: 1219.15
20120904-0079377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

File No.: ALW-12-1906

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick Lutz and Leslie Lutz	SunTrust Mortgage, Inc.	83-14-340.00
(NAME)	(NAME)	
1906 Boscobel Street	PO Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irvine, CA 92619-7028	
(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, I/WE, **DAVID CARLSON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LESLIE J. LUTZ AND FREDRICK A. LUTZ, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 143, EDGEFIELD. LAND CO'S FIRST SUBDIVISION, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Carlson by Special Warranty Deed from Citibank N.A. as Trustee for WAMU Series 2007-HE4 Trust, dated August 6, 2010, in Instrument Number 20100813-0064024, in the Register's Office of Davidson County, Tennessee.

Angela Carlson joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to David Carlson.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1906 Boscobel Street, Nashville, TN 37206
(House Number) (Street) (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 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 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 hand(s) this 23rd day of August, 2012.

David Carlson

Angela Carlson

STATE OF FL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Carlson and wife, Angela Carlson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of August, 2012.

Notary Public
My Commission Expires:

"OFFICIAL SEAL"
ANEMARIE AIELLO
Notary Public, State of Illinois
My Commission Expires Oct. 05, 2014

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171