NEW OWNER:

Charles & Tina Luckado
5032 Megan Dr.
Hermitage, TN 37129

SEND TAX BILLS TO:
Guaranty Trust Company
316 Robert Rose Dr.
Murfreesboro, TN 37129

Map 098
Group 13-0-D
Parcel 016.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0738

BILL GARRETT, Davidson County
Trans:T20120089972 DEEDWARR
Recvd: 11/27/12 08:11 2 pgs
Fees:13.00 Taxes:777.00
20121127-0108536

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ten Thousand and 00/100 Dollars (210,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **Roman Bryan White, unmarried,** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **Charles D. Luckado and wife, Tina M. Luckado,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 16 on the Plan of Windsong Subdivision, as of record in Instrument No. 200011220115313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roman Bryan White, unmarried, by Warranty Deed from Joseph C. Green and wife, Julie M. Green dated June 30, 2003, and of record in Instrument No. 20030709-0094957, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5032 Megan Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of November, 2012.

ROMAN B. WHITE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Roman B. White** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 7th day of November, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of November, 2012.

NOTARY PUBLIC

My commission expires: 4-9-16

PHYLLIS D SWENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY