WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130026620 DEEDWARR
Recvd: 04/02/13 14:02 2 pgs
Fees: 13.00 Taxes: 414.40
20130402-0032447

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON-WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cameron Lutz	F&M Bank	73-5-208.00
(NAME)	(NAME)	
2046 Cooper Lane	10 Cadillac Dr Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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/WE, Lisa Michelle Bobbitt, Trustee of The Opal N. Kittrell Trust, dated September 20, 2012, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cameron Lutz, an unmarried person, 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. 10 on the Plan of Dalewood Subdivision, Section 5, as of record in Book 4175, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Lisa Michelle Bobbitt, Trustee of The Opal N. Kittrell Trust, dated September 20, 2012 by Quit Claim Deed from Opal Nadine Kittrell as to 50% interest and Lisa Michelle Bobbitt as to 50% interest , dated September 20, 2012, filed September 21, 2012, in Instrument No. 20120921-0086235, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Opal Kittrell and Michelle Kittrell, as tenants in common by Quit Claim Deed of record in Book 9077, page 773, said Register's Office. Lisa Michelle Bobbitt, signs as Trustee of the Opal N. Kittrell Trust as evidenced by Certificate of Trust attached here to as Exhibit "A".

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 ☒ property, known as 2046 Cooper Lane, Nashville, TN 37216

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 **28th** day of **March, 2013**

Lisa Michelle Bobbitt, Trustee

Lisa Michelle Bobbitt, Trustee of The Opal N. Kittrell Trust, dated September 20, 2012

BY: _____

Lisa Michelle Bobbitt, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Lisa Michelle Bobbitt, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustee of The Opal N. Kittrell Trust and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Opal N. Kittrell Trust .

Witness my hand and official seal, this **28th** day of **March, 2013**

Notary Public

My commission expires: 8-29-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY