WARRANTY DEED

BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

JANICE H. COLLINS DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe W. Luttman Jr.	Wells Fargo Home Mortgage	136-09-0-044.00
(NAME)	(NAME)	
2416 Bayview Drive	P.O. Box 11758	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3424	Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130036062 DEEDWARR
Recvd: 05/01/13 13:08 2 pgs
Fees:13.00 Taxes:499.50

20130501-0043695

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, we, **John W. Knapek and Meagan S. Knapek**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joe W. Luttman Jr., a single person**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 15, on the Plan of SECTION ONE, BAYVIEW, as shown by plat appearing of record in Plat Book 9700, Page 330, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John W. Knapek and Meagan S. Knapek by Special Warranty Deed dated February 26, 2010, from Wells Fargo Bank, N.A. as attorney-in-fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. for Asset-Backed Pass Through Certificates Series 2006-WMC1, and filed for record on March 22, 2010, in Instrument No. 20100322-0021007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 330, Restrictive Covenants of record in Book 10323, Page 55 and Amendment in Book 11271, Page 163, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2416 Bayview Drive, Nashville, TN 37217-3424
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 26th day of April, 2013.

John W. Knapek by Meagan S. Knapek as Attorney in Fact
John W. Knapek by Megan S. Knapek, Attorney-in-Fact

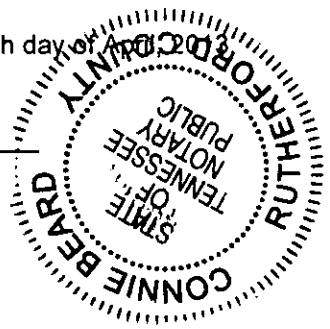
Meagan S. Knapek
Meagan S. Knapek

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meagan S. Knapek the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2013.

Connie Beard
Notary Public
My Commission Expires: 6-17-13



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26TH day of APRIL, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared MEAGAN S. KNAPEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of JOHN W. KNAPEK, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of April, 2013.

Connie Beard
Notary Public
My Commission Expires: 6-17-13



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167