BILL GARRETT, Davidson County
Trans: T20130037403 DEEDWARR
Recvd: 05/06/13 10:19 2 pgs
Fees: 13.00 Taxes: 1739.00
20130506-0045285

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-26-2013

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 NUMBERS
Paul R. Lohr, III and Mary M. Matthews	Owner	11711006200
(NAME)	(NAME)	
1805 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Robert Scott Lucas, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul R.. Lohr, III, unmarried and Mary M. Matthews, unmarried**, 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. 1 on the revision to Lots 1 & 2 Lucas Subdivision, of record in Instrument No. 20110310-0019160, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereto.

BEING the same property conveyed to Albert M. Lucas, and wife, Nelda B. Lucas by deed from John P. Finney and wife, Patricia Finney, dated 02/28/1990, of record in Book 8054, page 754, in said Register's Office for Davidson County, Tennessee. The said Nelda B. Lucas having since died. The said Albert M. Lucas, Jr., having quitclaimed to Robert S. Lucas, a one-twentieth (1/20th) interest, dated 12/29/1999, by Quitclaim Deed of record in Instrument No. 199912300309036; a one-twenty fourth (1/24th) undivided interest, dated 12/27/00, of record in Instrument No. 20001228-0126694; a one-twenty six (1/26th undivided interest, dated 12/28/2001, of record in Instrument No. 20011231-0145097; a one-twenty six (1/26th) undivided interest, dated 01/02/2002; of record in Instrument No. 20021217-0155552; in the Register's Office for Davidson County, Tennessee. The said Albert M. Lucas Jr., died on August 16, 2006, Leaving a Last Will and Testament dated 12/08/2000. The Will was admitted to Probate on 09/27/2006, in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 06P1543. The Will named Dean Baker Lucas as Personal Representative. The said Dean Baker Lucas, Personal Representative has quitclaimed to Robert Scott Lucas, dated 02/06/2007, by Personal Representative Quitclaim Deed of record in Instrument No. 20070209-0017349, corrected in 20080118-0005727, in said Register's Office. Additional Property was added to the rear of Lot No. 1 by Quitclaim Deed, dated 12/28/2001, of record in Instrument No. 20011231-0145096, in said Register's Office for Davidson County, Tennessee., and a Quitclaim Deed by Dean Baker Lucas to Robert Scott Lucas correcting boundary lines for Lots 1 and 2, of the Lucas Subdivision of record in Instrument No. 20010108-0002308, revised in Instrument No. 20110310-0019160, in said Register's Office, by Quitclaim Deed of record in Instrument No. 20110607-0043513, dated 06/01/2011, in the Register's Ooffice for Davidson County, Tennessee.

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 1805 Graybar Lane, Nashville, TN 37215

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 **25th** day of **April, 2013**

Robert Scott Lucas

Robert Scott Lucas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Robert Scott Lucas**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **April, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-22-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122