(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 173050B03100C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Shane R Luthe and Mary R Luthe
1817 Cottage Grove Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **EDWARD ERIC WOMBLE, MARRIED AND WIFE, BRANDY LEA WOMBLE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MARY R. LUTHE AND SHANE R LUTHE, WIFE AND HUSBAND** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 31, on the Plan of Cottage Grove Subdivision, First Revision, as shown by plat appearing of record in Instrument Number 20071213-0143631 and voided and vacated at Instrument Number 20100406-0025553, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Edward Eric Womble, married and wife, Brandy Lea Womble, by Special Warranty Deed from NVR, Inc., a Viriginia Corporation T/A Fox Ridge Homes, dated June 30, 2010, appearing of record in Instrument Number 20100702-0052277, of the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130055514 DEEDWARR
Recvd: 07/01/13 10:15 2 pgs
Fees:13.00 Taxes:647.50
20130701-0067379

THIS CONVEYANCE IS SUBJECT TO:

Stormwater Detention Agreement of record in Instrument Number 20070423-0047753; Right of Way Agreement of record in Book 5215, page 4482 and Book 5385, Page 986; Subject to all matters shown on the Plan of record in Plat Book 6200, page 290, Restrictions of Cottage Grove Homeowners Association Subdivision of record in Instrument Number 20091215-0114265, Subject to all matters shown on the Plan of record in Instrument Number 20071213-0143631 and Instrument Number 20100406-0025553 all in the Register's Office for Davidson County, Tennessee.

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1817 Cottage Grove Way, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of June, 2013.

Edward Eric Womble

Edward Eric Womble

Brandy Lea Womble

Brandy Lea Womble

STATE OF Alabama

COUNTY OF Houston

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edward Eric Womble and Brandy Lea Womble, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 12-3-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 9-23-13