BILL GARRETT, Davidson County
Trans:T20130056424 DEEDWARR
Recvd: 07/02/13 15:40 2 pgs
Fees:13.00 Taxes:3081.36
20130702-0068513

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $832,800.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2013.

Notary Public

My commission expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luke Laird Beth Laird	New Owner	
4508 Belmont Park Terrace		131110G00100CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **P. LARAY RECTOR***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE LAIRD AND BETH LAIRD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*This property is investment property and has never been occupied by seller or seller's spouse.

Land in Davidson County, Tennessee, being Unit No. A (of Lot No. 40 of Lone Oak Heights Subdivision as of record in Plat Book 1424, Page 2 and the northerly 40' of right of way of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924) as shown on Exhibit B of the Declaration of Covenants, Conditions, Restriction and By-Laws for Homes at Belmont Park, a Horizontal Property Regime with Private Elements of record in Instrument 20121030-0099387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to P. Laray Rector by Deed from Marjorie L. Lusky, Nancy L. Rose and E. Steven Lunsford, Devisees of the Estate of Evelyn Frances Lunsford of record at Instrument No. 20120910-0081753, Register's Office for Davidson County, Tennessee, dated 9/7/2012 and recorded on 9/10/2012.

Being the same property conveyed to Evelyn Frances Lunsford, by Deed from Edward L. Curley and wife, Margaret F. Curley of record in Book 2439, page 456, Register's Office for Davidson County, Tennessee, dated July 2, 1955. The said Evelyn Frances Lunsford having since died and by her will in Probate Court Docket #12P1022 leaves the property to E. Steven Lunsford, Marjorie L. Lusky and Nancy L. Rose as Devisees.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4508 Belmont Park Terrace, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2013.

P Laray Rector by Branan White, his AIF

P. Laray Rector by Branan White, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Branan White, attorney in fact for P. Laray Rector, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

S. T. M.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013