THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00. Affiant
BILL GARRETT, Davidson County Trans:T20130056641 DEEDWARR Recvd: 07/03/13 10:44 2 pgs Fees:13.00 Taxes:501.35 20130703-0068793	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY,2013. Notary Public MY COMMISSION EXPIRES: 1-4-14 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur L. Luna	owner	MAP 90-16
504 Achievement Drive		PARCEL 192.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rhonda Lou Fortner, Thompson and Rebecca Rae Bolinger Chandler and Frances E. Lyle**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur L. Luna and Patricia A. Luna**
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. 494 on the Plan of Charlotte Park Subdivision, Section 7 of record in Plat Book 2663, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 494 fronts 73 feet on the easterly side of Achievement Drive and runs back 141.2 feet on the northerly line and 99.2 feet on the southerly line, to a dead line which is a broken line, on which it measures 90.7 feet.

Being the same property conveyed to Rhonda Lou Fortner (now Rhonda Lou Fortner Thompson) and Rebecca Rae Bolinger (now Rebecca Rae Bolinger Chandler) as tenants in common with right of survivorship, reserving a Life Estate in Frances E. Fortner (now Frances E. Lyle), by Quitclaim Deed from Frances E. Fortner, a widow of record in Book 5253, page 564, Register's Office for Davidson County, Tennessee, dated February 16, 1978 recorded on February 16, 1978.

Being the same property previously conveyed to C. R. Fortner and wife, Frances C. Fortner by Warranty Deed from Martin Construction Company of record in Book 2924, page 415, Register's Office for Davidson County, Tennessee, dated July 7, 1959 and recorded on July 10, 1959. C. R. Fortner having since died.

This property is not the residence of the Grantors.

Frances E. Lyle, formerly Frances E. Fortner, joins in this conveyance to convey any and all interest she has in the subject property including the intention to terminate her life estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **504 Achievement Drive, Nashville, TN 37209.**

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, 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 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 the 1st day of July, 2013.

Rhonda Lou Fortner Thompson

Rhonda Lou Fortner Thompson

Rebecca Rae Bolinger Chandler

Rebecca Rae Bolinger Chandler

Frances E. Lyle

Frances E. Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda Lou Fortner Thompson and Frances E. Lyle** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Rae Bolinger Chandler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public