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GSRA
Box 44

BILL GARRETT, Davidson County
Trans:T20130057575 DEEDWARR
Recvd: 07/05/13 15:19 2 pgs
Fees:13.00 Taxes:1735.30
20130705-0069971

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Deborah Dowdy Wright
Affiant

Subscribed and sworn to before me, this 27th day of June, 2013.

Catherine H. Gwyn
Notary Public

My Commission Expires: 6/21/16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Austin T. Lutz, and wife, Whitney L. Lutz 609 Estes Road Nashville, TN 37215	First Tennessee Bank 300 Court Ave., 3rd Floor Memphis, TN 38103	116 04 0 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA FORT LOWE AND HUSBAND, ROBERT W. LOWE, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AUSTIN T. LUTZ, AND WIFE, WHITNEY L. LUTZ,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Clearview Subdivision, of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia Fort Lowe and husband, Robert W. Lowe, Jr., by deed dated August 15, 2007, from Ross Booher and wife, Anna Booher, of record in Instrument No. 20070828-0103145, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

3. Grant of Easement by and between Jay D. Cannon and Julia Fort Lowe and husband, Robert W. Lowe, Jr., for the use of and maintenance of the existing fence, all as set out in Instrument No. 20110412-0028203, Register's Office for Davidson County, Tennessee.

This is improved property known as: **609 Estes Road, 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of June, 2013.

Julia Fort Lowe

Robert W. Lowe, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA FORT LOWE AND ROBERT W. LOWE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of June, 2013.

Notary Public

My Commission Expires:

GEORGE L. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015