BILL GARRETT, Davidson County
Trans:T20130065573 DEEDWARR
Recvd: 07/31/13 15:05 2 pgs
Fees:13.00 Taxes:721.50
20130731-0079923

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P13-0392-D

WARRANTY DEED

Address of New Owners:
Mr. Eric Lutz
4816 Shadescrest Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

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,
Anthony L. Orr and wife, Elena Orr

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Eric K. Lutz (also known as Eric Lutz), a single person

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:

A certain tract or parcel located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Caldwell Hall, Section I Revised of record in Plat Book 2900, Page 59, in the Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony L. Orr and wife, Elena Orr by deed from Jade M. Johnston, unmarried and Elisabeth M. Loecken, unmarried, dated February 7, 2008 and of record in Instrument No. 20080211-0013758, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Shadescrest Drive.

Subject to all matters on a plat of record in Plat Book 2900, Page 59, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 4816 Shadescrest Drive, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: 2013 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand(s) this the 25 day of July, 2013.

Anthony L. Orr

Elena Orr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony L. Orr and wife, Elena Orr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of July, 2013.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Wilson

$195,000.00

The actual consideration or value, whichever is greater, for this transfer is ~~$192,500.00~~.

Affiant

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

Jessica N. Brooks
Notary Public

My Commission Expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map:
Parcel: 147 06 0 062.00