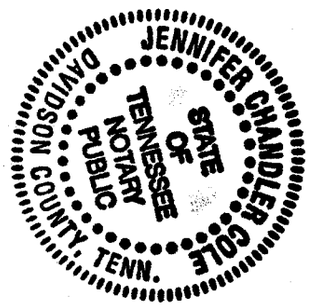
Davidson County DEEDWARR
Recvd: 09/17/13 16:05 3 pgs
Fees:18.00 Taxes:499.50
20130917-0098041



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this ~~30th~~ 16th day of September, 2013.

Notary Public

My commission expires: 01-09-2016

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DORIS O. CANNON	Doris O. Cannon	052050l9900
896 IDLEWILD DRIVE	896 Idlewood Drive	
MADISON, TN 37115	Madison, TN 37115	

FOR AND IN 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 ACKNOWLEDGE, WE,

CAROLYN LUTZ, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DORIS O. CANNON, UNMARRIED

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 lying in Davidson County, Tennessee, State of Tennessee described as follows to wit:

TRACT I: Being Lot No. 3 on the Plan of Sanford manor, of record in Plat Book 6900, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

TRACT II: Being Lot No. 4 in the Subdivision of Sanford manor, not of record, made by Winston Gaffron, Jr., Surveyor, No. 1070, dated August 1,1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, South 53 degrees 30' 30" East 178.74 feet to a point; thence North 17 degrees 30' 38" East 264.71 feet to a point in the southerly margin of Idlewild Drive; thence with the said margin if Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 degrees 59' 27" 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive South 57 degrees 25' 13" West 225.61 feet to a point of beginning.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN LUTZ, A MARRIED WOMAN, BY WARRANTY DEED FROM PIPER L. GARDNER AND AUSTIN K. GARDNER, WIFE AND HUSBAND, DATED 02/12/2004 RECORDED ON 02/17/2004 IN INSTRUMENT NO. 20040217-0017996 SAID REGISTER'S OFFICE FOR SAID COUNTY.

DAVID LUTZ, SPOUSE OF CAROLYN LUTZ, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 896 IDLEWILD DRIVE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 30th day of September, 2013.

Carolyn Lutz
CAROLYN LUTZ

David Lutz
DAVID LUTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAROLYN LUTZ AND DAVID LUTZ, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 13th day of September, 2013.

Notary Public

My Commission Expires: 1/4/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine I. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)

