BILL GARRETT, Davidson County
Trans:T20130085784 DEEDWARR
Recvd: 10/03/13 15:42 2 pgs
Fees:13.00 Taxes:713.73
20131003-0104181

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS
Jeffrey M. Luther
6137 Hampton Hall Way
Hermitage, TN 37076
SEND TAX BILLS TO:
Stonegate Mortgage Corporation
9190 Priority Way West, Suite 300
Indianapolis, IN 46240-1437

WARRANTY DEED

(Map 098-05-A, Parcel 037.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **C. HILTON ALEXANDER**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JEFFREY M. LUTHER and wife, JENNIFER D. LUTHER**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 150, on the Plan of Section One, Hampton Hall, according to plat and survey of same appearing of record in Book 9700, pages 290 and 291, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to C. Hilton Alexander and wife, Linda B. Alexander, by Warranty Deed from John C. Baugher and wife, Amanda K. Baugher, dated May 22, 2001, of record in Instrument No. 20010601-0057217, in the Register's Office of Davidson County, Tennessee. The said Linda B. Alexander died on January 5, 2013, leaving the said C. Hilton Alexander the owner in fee simple as surviving tenant.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 9700, pages 290 and 291; to restrictive covenants of record in Book 10278, Page 257, Book 10301, page 184, Book 10444, page 460, and Book 10640, page 947, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 6137 Hampton Hall Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 30th day of September, 2013.

X C. Hilton Alexander
C. HILTON ALEXANDER

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Hilton Alexander, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

Adele J. Kluger
Notary Public

My Commission Expires: 11/30/2016

Adele J. Kluger
Commission Expires
11-30-2016

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 10/8/16

File No. 20130450