WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: ~~April 19, 2017~~ 7/30/17

(AFFIX SEAL) DHH III

THIS INSTRUMENT WAS PREPARED BY Return to:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina A. Pitts	Gina A. Pitts	
(NAME) 115 Shakespeare Ave.	(NAME) 115 Shakespeare Ave.	04311011600
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131533

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Lawrence A Luck and Jerry W Knight and Ronald G Luck and Robert W Luck and George C Luck Jr.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gina A. Pitts**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 93 on the Map of the Subdivision of Tract 1 of Anderson Estates, Section 1, not of record and described as follows:

BEGINNING at a point in the East margin of McArthur Drive, the corner of Lots 92 and 93; thence with the line between said lots, easterly 150 feet to a point; thence Southerly 100 feet to the corner of Lots 93 and 93 (sic); thence with the line between said lots, Westerly 150 feet to the East margin of McArthur Drive; thence with the margin of the same, Northerly 100 feet to the beginning.

BEING all of the same property conveyed to Rose Jeannine Luck by Quitclaim Deed from George Cecil Luck, dated February 4, 1987 and filed of record in Book 7129, Page 240, Register's Office for Davidson County, Tennessee. The said Rose Jeannine Luck died testate on or about May 8, 2013, and under the terms of her will, which will appears of record in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 13P 1143, she devised subject premises to Lawrence Luck and Jerry Knight and Ronald Luck and Robert Luck and George Luck.

unimproved ☐

This is improved ☒ property, known as 106 McArthur Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130089088 DEEDWARR
Recvd: 10/16/13 11:07 2 pgs
Fees:13.00 Taxes:296.00

20131016-0108016

Witness our hands this 11th day of October, 2013.

Ronald G Luck

Lawrence A Luck

Robert W Luck

Jerry W Knight

George C Luck, Jr. by Robert W Luck, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lawrence A Luck and Jerry W Knight and Ronald G Luck and Robert W Luck, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lawrence A Luck and Jerry W Knight and Ronald G Luck and Robert W Luck and George C Luck Jr. executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2013.

Commission expires: ~~April 19, 2017~~ 7/30/17

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Melissa D. Rogers — Notary Public

State of Tennessee
County of Sumner

On this 11th day of October, 2013, before me personally appeared Robert W Luck, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George C Luck, Jr., and who acknowledged that she executed the same as the free act and deed of George C Luck, Jr.

Commission expires: ~~April 19, 2017~~ 7/30/17

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Melissa D. Rogers — Notary Public