Return to: JTC
25631-3

BOX 14

BILL GARRETT, Davidson County
Trans:T20140001479 DEEDWARR
Recvd: 01/08/14 08:52 3 pgs
Fees:18.00 Taxes:860.25
20140108-0001922

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Adam Laker
834 Beth Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FARMINGTON FINANCIAL GROUP, LLC
2002 Richard Jnes Rd, Suite 300A
Nashville, TN 37215

MAP **84-5**
GROUP
PARCEL **77.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James P. Luck and wife, Regina F. Luck,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Adam Laker and Corrie Laker, husband and wife,** 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 in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cumberland Meadows, Section Two, of record in Instrument No. 20050317-0029532, as amended in Instrument No. 20050525-0059134, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James P. Luck and wife, Regina F. Luck by deed from Dan Eaton, d/b/a Vintage Builders, of record in Instrument no. 20051228-0154711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **834 Beth Drive, Nashville, Tennessee 37206.**

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 do 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the 1st day of **January, 2014.**

James P. Luck

Regina F. Luck

STATE OF
COUNTY OF

See attached California all Purpose acknowledgment

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James P. Luck and wife, Regina F. Luck**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ___ day of January, 2014.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $232,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of January, 2014.

NOTARY PUBLIC

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9.19.15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of ORANGE

On 1/7/2014 (Date) before me, PATRICIA Ann VanLeeuwen (Here Insert Name and Title of the Officer)

personally appeared JAMES P. LUCK — (Name(s) of Signer(s))

Regina F. Luck

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Patricia Ann VanLeeuwen (Signature of Notary Public)

PATRICIA ANN VAN LEEUWEN
COMM. # 1933245
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES MAY 18, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 1/7/2014 Number of Pages: 2

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES P. LUCK	Signer's Name: Regina F. Luck
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☑ Individual	☑ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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