WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011861 DEEDWARR
Recvd: 02/20/14 09:47 2 pgs
Fees:13.00 Taxes:721.50
20140220-0014496

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. Janiszewski and Jaime E. Janiszewski	First Community Mortgage	07507005800
(NAME)	(NAME)	
605 Des Moines Drive	245 Heritage Park Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Josh Luttrell and wife, Jill Luttrell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edward P. Janiszewski and Jaime E. Janiszewski, 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. 49, in Tulip Grove Subdivision, Section II, as of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 78.8 feet on the easterly side of Des Moines Drive and runs back 189.45 feet on the southerly line and 239.25 feet on the northerly line, which is a broker line, to a dead line in the rear measuring 96.33 feet thereon.

BEING the same property conveyed to Josh Luttrell and wife, Jill Luttrell by deed dated 09/19/2011 from PTE Development, LLC and filed of record in Instrument # 20111007-0078223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 605 Des Moines Drive, Hermitage, TN 37076

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, has 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 hands this **18th** day of **February, 2014**

Josh Luttrell

Jill Luttrell, by Josh Luttrell, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Josh Luttrell** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **February, 2014**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Josh Luttrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jill Luttrell, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Jill Luttrell.

Witness my hand and official seal, this **18th** day of **February, 2014**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY