WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018715 DEEDWARR
Recvd: 03/20/14 12:49 2 pgs
Fees:13.00 Taxes:1047.10
20140320-0023054

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$283,000.00**

Megan Nagel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Sheffer **Megan Nagel**	**Avenue Bank**	**14608009200**
(NAME) **4902 Timberhill Drive**	(NAME) **111 10th Avenue South, Suite 200**	
(ADDRESS) **Nashville, TN**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Eric Luftman and wife, Lauren Plummer Luftman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric A. Sheffer and wife, Megan Nagel,** 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. 398 on the plan of Section Five, Crieve Hall Estates, of record in Plat Book 2133, page 91, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric D. Luftman by Warranty Deed dated 08/09/2011 from Anthony P. Price and wife, Beth S. Price of record in Instrument 201108110061970, Register's Office for Davidson County, Tennessee and further conveyed to Eric Luftman and wife, Lauren Plummer Luftman by Quit Claim Deed dated 08/31/2012 from Eric D. Luftman, a single person of record in Instrument 201209070081192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4902 Timberhill Drive, Nashville, TN**

(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 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 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 14 day of March, 2014.

Eric Luftman

Lauren Plummer Luftman

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Luftman and wife, Lauren Plummer Luftman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th DAY OF MARCH, 2014.

MATT BROYLES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Commission expires:

My Commission Expires June 6, 2017

Notary Public