BILL GARRETT, Davidson County
Trans: T20140021992 DEEDWARR
Recvd: 04/02/14 09:51 2 pgs
Fees: 13.00 Taxes: 517.63
20140402-0027148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,900.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **KAMERON L. LUCHTERHAND**<br>**AIMEE A. LUCHTERHAND** | **GARDNER FINANCIAL SERVICES, LTD. DBA LEGACY MUTUAL MORTGAGE** | **12009011900** |
| **1402 WINTHORNE DR** | **3503 PAESANOS PARKWAY** | |
| **NASHVILLE, TN 37217** | **SAN ANTONIO, TX 78231** | |

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 ACKNOWLEDGE, WE,

**JEAN FIGARO and wife, ROSANNA FIGARO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KAMERON LEE LUCHTERHAND and AIMEE ANN LUCHTERHAND, 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. 5A74 on the Plan of Glengarry Park, Section 5A, as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot 5A74 fronts 80.0 feet on the northeasterly side of Winthorne Drive and extends back 302.6 feet on the northeasterly side and 314.1 feet on the rear measuring 80.4 feet thereof.

BEING THE SAME PROPERTY CONVEYED TO JEAN FIGARO AND WIFE, ROSANNA FIGARO, BY QUITCLAIM DEED FROM JEAN FIGARO, DATED 06/17/2010 AND RECORDED ON 06/23/2010, IN INSTRUMENT NUMBER 20100623-0048897, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1402 WINTHORNE DR, NASHVILLE, TN 37217.

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 in 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 my/our hand(s) this 28th day of March, 2014.

JEAN FIGARO

ROSANNA FIGARO

STATE OF IOWA

COUNTY OF Scott

Personally appeared before me, a Notary Public of said County and State, JEAN FIGARO and ROSANNA FIGARO, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2014.

Dhamitra Johnson
Notary Public

My Commission Expires: 10/28/14

DHAMITRA JOHNSON
Commission Number 780977
My Commission Expires
October 28, 2014

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066