Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034187 DEEDWARR
Recvd: 05/16/14 09:27 2 pgs
Fees:13.00 Taxes:887.82
20140516-0042085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

E. MANNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Michael Daniel	New Owner	
(NAME)	(NAME)	181-10-A-153 CO
6929 Scarlet Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **LISA KIZER LUTZ, MARRIED F/K/A LISA KIZER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS MICHAEL DANIEL AND WIFE, DONNA F. DANIEL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.407 on the Plan of Autumn Oaks, Phase Four, of record in Instrument No. 20020523-0062993, Register's Office for said County, to which reference is made for a more complete description thereof.

Being the same property conveyed to Lisa Kizer by Quitclaim Deed from Lisa J. Crocker of record in Instrument No. 201630116-0005100, said Register's Office. The said Lisa Kizer has since married and is now known as Lisa Kizer Lutz.

This has not been the marital residence for the Grantor or the Grantor's spouse.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20020523-0062993 and Book 6900, page 786, said Register's Office; and (c) restrictive covenants of record in Book 6704, page 397, Book 6704, page 405, Book 6968, page 30, Instrument No. 20100414-0028160, Instrument No. 20010912-0099443, Instrument No. 20101206-0096935 and Instrument No. 20030513-0064238, said Register's Office; (d) charter of record in Instrument No. 20010912-0099442, said Register's Office; (e) easements of record in Book 261, page 284, Book 2245, page 271, Book 6968, page 25, Book 4240, page 667, Book 3376, page 239, Book 475, page 547, Book 7515, page 298, Book 9343, page 196, Book 9343, page 199, Instrument No. 20101207-0097329, Instrument No. 20030110-0004645 and Book 7760, page 970, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6929 Scarlet Ridge Dr., Brentwood, TN 37027

(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 my hand this 15th day of May, 2014.

Lisa Kizer Lutz

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Kizer Lutz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015