WARRANTY DEED

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 THE 3RD DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: April 12, 2014

(AFFIX SEAL)

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2525 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Justin Luckett	Same as new owner	104-10-0N-032.00-CO
(NAME)	(NAME)	
2831 Hillside Drive, H8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, JOHN AARON GRUNKE AND WIFE, MARGARET A. GRUNKE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT JUSTIN LUCKETT, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. H-8, on the Horizontal Property Regime for Westchester Condominiums, as recorded in the Master Deed of record in Instrument No. 20070607-0068596 and Instrument of Correction of record in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN AARON GRUNKE, by deed from THE NASHVILLE WESTCHESTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070628-0077242, dated June 27, 2007, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the Horizontal Property Regime for Westchester Condominiums, as recorded in the Master Deed of record in Instrument No. 20070607-0068596 and Instrument of Correction of record in Instrument No. 20071009-0120320, Register's Office for said County; and any and all restrictions and easements of record.

Margaret A. Grunke joins in the execution of this instrument to convey any marital interest she may have in the subject property by virtue of her marriage to John Aaron Grunke.

unimproved ☐

This is improved ☒ property, known as 2831 Hillside Drive, Nashville, TN 37212

(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 3rd day of June, 2014.

John Aaron Grunke

Margaret A. Grunke

BILL GARRETT, Davidson County
Trans:T20140043140 DEEDWARR
Recvd: 06/18/14 12:30 2 pgs
Fees:13.00 Taxes:517.63

20140618-0053159

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Aaron Grunke and wife, Margaret A. Grunke, the within named 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 Ocoee, this 3rd day of June, 2014.

Tricia Ball
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.