398

BILL GARRETT, Davidson County
Trans:T20140047900 DEEDWARR
Recvd: 07/03/14 15:50 2 pgs
Fees:13.00 Taxes:2349.13
20140703-0059141

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014. NOTARY PUBLIC My commission expires: 11-3-15

PATRICIA J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron M. Lutz 4011 Albert Drive Nashville, TN 37204	First Liberty Financial Grp 9520 Ormsby Station Rd Suite 20 Louisville, KY 40223	132010M002.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($634,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **A & N INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAMERON M. LUTZ, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit **B** of Albert Drive Cottages, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Albert Drive Cottages of record in Instrument No. 20130319-0027224, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

BEING a portion of the same property conveyed to A&N Investments, LLC, by Warranty Deed from David F. Gordon and wife, Abigail Gordon, dated 3/11/2013, recorded 3/14/2013, of record in Instrument No. 20130314-0025668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2014.

A&N INVESTMENTS, LLC

BY: BRIAN E. MOLNAR, PRESIDENT

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF HORRY

On this the 30TH day of June, 2014, before me, appeared Brian E. Molnar, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of A&N Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said A&N Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said A&N Investments, LLC.

WITNESS my hand and seal, this the 30TH day of June, 2014.

Notary Public LEAH T. PETREE-ANGONE

My commission expires: 12/03/2019

Leah T. Petree-Angone
State of South Carolina
Notary Public
My Commision expires 12/03/2019

LEAH T. PETREE-ANGONE NOTARY PUBLIC SOUTH CAROLINA