BILL GARRETT, Davidson County
Trans:T20140053171 DEEDWARR
Recvd: 07/23/14 11:04 2 pgs
Fees:13.00 Taxes:447.70
20140723-0065366

Prepared By & Return To:
Tennessee Title Services, LLC
298 Clear Sky Ct S-E
Clarksville, TN 37043
14-0439C

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matt Lutz 1633 Lincoya Bay Drive Nashville, TN 37214	Matt Lutz 3007 Woodview Drive Allison Park, PA 15101	109-05-0D-081.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Amanda Farthing now known as Amanda Bratcher

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matt Lutz and Dianne Lutz, 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 Unit No. 1633 in the Plan of The Cottages at Williams Bend shown on Exhibit "C" of record in Doc. No. 20040628-0076712, amended in Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Amanda Farthing by Warranty Deed from George A. Haven, III, unmarried, dated 02/26/09 and recorded 02/27/09 in Instrument #20090227-00117364, Register's Office for Davidson County, Tennessee. Amanda Farthing is now known as Amanda Bratcher.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record as Shown on Exhibit "C" in Doc. No. 20040628-0076712, amended in Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, Register's Office, to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Doc. No. 20040628-0076712, Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Landon Bratcher, husband of Grantor, joins in this instrument to convey his marital interest, if any in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1633 Lincoya Bay Drive, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of July, 2014.

Amanda Bratcher

Landon Bratcher

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Bratcher and Landon Bratcher** 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 this 18th day of July, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)