Davidson County DEEDWARR
Recvd: 08/18/14 13:47 3 pgs
Fees:18.00 Taxes:777.00
20140818-0074673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2014.

(Affix Seal) Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

26779

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Luna Family Real Estate Partnership	New Owner	Map/Parcel
105 Royal Court		104 04 0D 011.00
Hillsboro, TN 37388		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN E. CARTER AND HUSBAND, MICHAEL A. LAMPRECHT, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto LUNA FAMILY REAL ESTATE PARTNERSHIP, hereinafter called the GRANTEES, their heirs and assigns, that 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. 11, together with the appurtenant interest in common elements of Lincoln Court Homeowners Association Condominiums, a horizontal property regime established by Master Deed of record in Book 6942, page 585 and amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit "C" in the aforementioned Master Deed, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen E. Carter and husband, Michael A. Lamprecht by Warranty Deed from Mark Lambert, Executor of the Estate of Kendall Moore, with full authority to sell and convey, of record in Instrument No. 20100812-0063878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 04 0D 011.00
b. All matters shown on plat of record in Book 6942, page 585 as Exhibit "C" and revised in Book 7357, page 854, Register's Office for Davidson County, Tennessee.
c. Subject to the provision in the Lincoln Court Homeowners Association Condominiums, a horizontal property regime, established by Master Deed of record in Book 6942, page 585 and amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee.
d. Charter of the Lincoln Court Homeowners Association Condominiums of record in Book 6950, page 549, Register's Office for Davidson County, Tennessee.

e. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1018 17th Avenue South #11, Nashville, Tennessee 37212

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 15th day of August, 2014:

Karen E. Carter

Michael A. Lamprecht

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Karen E. Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael A. Lamprecht, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE