WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062305 DEEDWARR
Recvd: 08/22/14 10:27 2 pgs
Fees:13.00 Taxes:1990.60

20140822-0076671

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Landin Biggers	Wells Fargo Bank, N.A.	118-13-27.00
(NAME)	(NAME)	
1007 Graybar Lane	101 North Phillips Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Marie LaNae Luther (being the same person as Marie Luther Price), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Landin C. Biggers and husband Alexander P. Woodin, 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 Lot 26, ORIENTAL GOLF CLUB SUBDIVISION - SECTION ONE, as shown on plat of record in Plat Book 1424, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Stephen Henry Price to Marie LaNae Luther (being the same person as Mary Luther Price) as recorded on the 29th day of December, 2004 in Instrument No. 20041229-0153597 and Warranty Deed from William R. Pryse and spouse, Dorothy B. Pryse to Stephen Henry Price and spouse, Marie Luther Price as recorded on the 11th day of December, 1992 in Deed Book 8811, Page 301, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1007 Graybar Lane, Nashville, TN 37204
(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 20th day of August, 2014.

Marie LaNae Luther

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marie LaNae Luther**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY