WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Lutey Jr.	Franklin American Mtg. Co.	09606001000
(NAME)	(NAME)	
2824 Blue Brick Drive	501 Corporate Centre Drive, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140073218 DEEDWARR
Recvd: 09/30/14 09:42 2 pgs
Fees:13.00 Taxes:503.20
20140930-0089825

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven R. Porter, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard D. Lutey Jr. and Tonia M. Lutey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 18 on the plan of Section One, Clover Bottom Subdivision, as shown on plat of record in Pan Book 1424, Page 50, said Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Steven R. Porter, unmarried by Warranty Deed dated 11/09/2010 from Winnona E. Gillespie, an unmarried woman of record in Instrument 201011160091621, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 50, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2824 Blue Brick Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

their heirs and/or 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 26th day of September, 2014.

Steven R. Porter by Mark Edwards, Attorney-In-Fact

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark Edwards with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-In-Fact of Steven R. Porter and that he as such Attorney-In-Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Attorney-In-Fact.

WITNESS my hand and seal this 26th day of September, 2014.

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122