WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073332 DEEDWARR
Recvd: 09/30/14 11:16 2 pgs
Fees:13.00 Taxes:329.30
20140930-0089976

G-NP-14-4291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James E. Thompson and Dayna Brown Thompson	**Same as New Owner**	
(NAME)	(NAME)	
312 Jewel Place		**65-13-90.00**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KENNETH D. LUTHY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES E. THOMPSON AND DAYNA BROWN THOMPSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 Lot 477, SHERWOOD FOREST, SECTION FIVE, as shown on plat of record in Plat Book 4660, Page 190, 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 to Kenneth D. Luthy and wife, Shirley L. Luthy by Deed from James M. Close and wife, Phyllis E. Close and J. H. Close and Margie Dean Close, recorded on the 27th day of August, 1993 in Deed Book 9060, Page 27, in the Register's Office of Davidson County, Tennessee.

The said Shirley L. Luthy died October 15, 2007. Kenneth D. Luthy having since remarried and the above referenced property was investment property and has never been the principal marital residence of Kenneth D. Luthy and current spouse.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHERWOOD FOREST, SECTION FIVE, as recorded in Plat Book 4660, Page(s) 190.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4990, Page 72.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4921 Kilimanjaro Drive, Old Hickory, Tennessee 37128**.

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 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 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2014.

Kenneth D. Luthy by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH D. LUTHY, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH D. LUTHY.

Witness my hand and official seal, this the 24th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212