File #26549-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082080 DEEDWARR
Recvd: 10/31/14 09:14 2 pgs
Fees:13.00 Taxes:1600.25
20141031-0100407

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$419,200.00~~/ $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014.

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barnett, PC
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
Melissa Eads	Franklin Synergy Bank	087-10-0-A-031.00CO
(NAME)	(NAME)	
704 Braxton Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **The Lux Development Group, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melissa Eads, a single woman**, hereinafter called the GRANTEE(S), her 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 No. 131 on the Final Plat of Aarons Cress, Phase 1B. a Cluster Development, of record in Instrument No. 20070910-0108427, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to The Lux Development Group, LLC a Tennessee limited liability company by Deed from The Wise Group, Inc a Tennessee corporation, dated March 19, 2014 of record in Instrument No. 20140324-0023802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) The Plan of record as shown in Instrument No. 20070910-0108427, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Aarons Cress, Phase 1B, of record in Instrument No. 20060131-0012116, Confirmation, Reinstatement and amendment in Instrument No. 20131230-0007564. (3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6909, page 812, in Book 11643, page 669, Book 11643, page 672, and in Book 11643, page 675. (4) Right of Way dedication as set out on Plat in Instrument No. 20040407-0039585. (5) Easement as set out in Book 3816, page 688. (6) Easement as set out in Installment Deed of record in Book 5052, page 201. (7) Right of Way easement of record in Book 6824, page 260. (8) Notice of Completion filed October 3, 2014, in Instrument No. 20141003-0091789, Register's Office for Davidson County, Tennessee.

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 704 Braxton Drive, Hermitage, TN 37076
(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), her 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), her 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 29th day of October, 2014.

THE LUX DEVELOPMENT GROUP, LLC

Alan R. Wise President

Alan R. Wise
President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Alan R. Wise with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of The Lux Development Group, LLC and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 29th day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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