WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094349 DEEDWARR
Recvd: 12/17/14 10:20 2 pgs
Fees:13.00 Taxes:355.03
20141217-0115304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF DECEMBER, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Kirk Curtis, a single man	New owner	097 08 0A 065.00
(NAME)	(NAME)	
186 Lake Chateau		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Five Thousand Nine Hundred Fifty-Five And No/100 Dollars ($95,955.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Timothy W. Luppe and Maureen Luppe, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirk Curtis, a single man**, hereinafter called the Grantee, hisr heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. L-5, on the Plan of Lake Chateau Condominium, Section 1, of record in Plat Book 4675, Pages 41 thru 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy W. Luppe and wife Maureen Luppe by Warranty Deed from Larry O. Hall and wife, Melba L. Hall dated March 25, 2009 and recorded March 30, 2009 in Instrument No. 20090330-0028157 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 186 Lake Chateau, Hermitage, TN 37076

File Number: FRN-142414

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, has 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 our hands this 11th day of December, 2014.

Timothy W. Luppe

Maureen Luppe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Timothy W. Luppe and Maureen Luppe, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2014.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-142414