STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Subscribed and sworn to before me, this 4th day of May, 2015.

Affiant

Notary Public

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036876 DEEDWARR
Recvd: 05/13/15 08:38 3 pgs
Fees:18.00 Taxes:1924.00
20150513-0043670

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JUSTIN B. LUFFMAN and wife, MARY F. LUFFMAN 3910 BRICK CHURCH PIKE NASHVILLE, TN 37207 MAP & PARCEL NO. 041-00-0-099.00, 041-00-0-100.00, and 041-00-0-104.00	New Owner

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,

JOHNETTE Y. FORT n/k/a JOHNETTE YOUNG PADGETT, a married woman,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JUSTIN B. LUFFMAN and MARY F. LUFFMAN, husband and wife,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1 (Map/Parcel: 041-00-0-099.00):
Land in the 10th and 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344, as follows: BEGINNING at an iron pin in the westerly margin of Brick Church Pike, said iron pin being the southeast corner of this tract, being N 8 degrees 26 feet East 1525.0 feet from the north line of Jerry Creceilus land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 degrees 53 feet W 1349.80 feet to an iron pin; thence 8 degrees 26 feet E 200.00 feet to an iron pin; thence S 82 degrees 53 feet E 1349.80 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Brick Church Pike S 8 degrees 26 feet W 200 feet to the point of beginning.

Tract 2 (Map/Parcel: 041-00-0-104.00)
Land in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated October 8, 1977, and known as Job No. 77-344; as follows: BEGINNING at an iron pin on the westerly margin of Brick church Pike, said iron pin

being N 8 degrees 26 feet E 1/25.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County; thence leaving the margin of said Brick Church Pike N 82 degrees 53 feet W 1349.80 feet to an iron pin; thence S 8 degrees 26 feet W 200.00 feet to an iron pin; thence N 82 degrees 53 feet W 453.89 feet to an iron pin; thence N 8 degrees 28 feet E 300.00 feet to an iron pin; thence S 89 degrees 29 feet 04 inches E 1817.66 feet to an iron pin on the westerly margin of the aforesaid Brick church Pike; thence with the margin of said Brick Church Pike and a slight curve to the right having a radius of 942.80 feet, a distance of 74.02 feet to a point, thence continuing with the margin of said pike, S 8 degrees 26 feet W 235.00 feet to the point of beginning.

INCLUDED IN THIS DISCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:
BEGINNING at a point on the right-of-way of Brick Church Pike, said point being the northeast corner of Property Map 41, Parcel 104 in Nashville, Davidson County, Tennessee; thence with north line of said parcel S 87 deg 58 min 04 sec W 1362.23 feet to the point of beginning; thence S 87 deg 58 min 04 sec West 425.02 feet to a point; thence S 08 deg 13 min 55 sec W 284.46 feet to a point; thence S 82 deg 39 min 04 sec E 433.39 feet to a point; thence N 05 deg 47 min 01 sec E 353.84 feet to the point of beginning, according to an unrecorded survey by Brackman Land Surveying, RLS #1684, dated April 29, 2013, containing 136,129.59 sq. ft. or 3.13 acres, more or less.

Tract 3 (Map/Parcel: 041-00-0-100.00)
Land in the 10th and the 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344, as follows: BEGINNING at an iron pin in the westerly margin of Brick Church Pike, said iron pin being N 8 degrees 26 feet E 1325.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 degrees 53 feet W 1349.80 feet to an iron pin; thence N 8 degrees 26 feet E 200.0 feet to an iron pin; thence S 82 degrees 53 feet E 1349.80 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Pike S 8 degrees 26 feet W 200 feet to the point of beginning.

Being all but 3.13 acres of the same property conveyed to Johnette Y. Fort, unmarried by Warranty Deed from Elsa Knewitz and husband, Jochen Knewitz, dated July 29, 2000, and filed of record on August 2, 2000, in Instrument No. 20000802-0076233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3910 BRICK CHURCH PIKE, NASHVILLE, TN 37207

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 4TH DAY OF MAY, 2015.

Johnette Y Fort n/k/a
Johnette Young Padgett

JOHNETTE Y. FORT n/k/a
JOHNETTE YOUNG PADGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2015, before me personally appeared Johnette Y. Fort n/k/a Johnette Young Padgett, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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WARRANTY DEED

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