THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 2015 Notary Public MY COMMISSION EXPIRES: 9-20-2017 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne M. Lutz	SAME	
482 Flintlock Court		135-16-0B-040.00-CO
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Amber Chatelain, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeanne M. Lutz, a single woman,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Unit No. 40 on the Plan of Woodridge at Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amber Chatelain, unmarried by Warranty deed from Sheree Hanna and Gregory Hanna, wife and husband of record in Instrument No. 20090910-0084959 Register's Office for Davidson County, Tennessee, dated September 09, 2009 and recorded on September 10, 2009.

Bryan Adams joins in the execution of this instrument to convey his interest in the property to the Grantee as spouse of Amber Chatelain.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **482 Flintlock Court, Nashville, TN 37217.**

BILL GARRETT, Davidson County
Trans:T20150068853 DEEDWARR
Recvd: 08/17/15 10:36 2 pgs
Fees:13.00 Taxes:425.50
20150817-0082264

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, 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 our hands this the 11 day of August, 2015.

Amber Chatelain

Amber Chatelain

Bryan Adams

Bryan Adams

STATE OF Kentucky

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amber Chatelain and Bryan Adams,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2015.

My Commission expires: 09/24/2017

Ignora J. Costanzo

Notary Public 497618

