WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073503 DEEDWARR
Recvd: 08/31/15 08:29 2 pgs
Fees:13.00 Taxes:617.90
20150831-0087716

B-LIPS-15-2720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Gabriel R. Lutz	**BancorpSouth Bank**	
(NAME)	(NAME)	
2720 Priest Lake Dr.	**PO Box 3356**	**150-01-0-016.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Tupelo, MS 38803-3356**	
(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 **JAMES T. LAFALETTE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GABRIEL R. LUTZ, UNMARRIED,** 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 No. 215 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 James T. Lafalette, unmarried by Warranty deed from Emeka R. Nnadi, Sr. and wife, Nkechi Nnadi of record in Instrument No. 20060519-0058834 Register's Office for Davidson County, Tennessee, dated May 15, 2006 and recorded on May 19, 2006. James T. Lafalette, having since married. His spouse, Sabrina D. Lafalette joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 5140, Page 508, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2720 Priest Lake Dr., Nashville, Tennessee 37217**.

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 28th DAY OF AUGUST, 2015.

James T. Lafalette

Sabrina D. Lafalette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. LAFALETTE AND SABRINA D. LAFALETTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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