Davidson County DEEDWARR
Recvd: 08/31/15 13:52 5 pgs
Fees:28.00 Taxes:980.50
20150831-0088162

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Anthony James Lucca etal	Movement Mortgage LLC	142-15-030.00
605 Iron Gate Court	841 Seahawk Circle	
Nashville, TN 37221	Virginia Beach, VA 23452	
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust and Ingrid A. Sevin and the Estate of Dieter H. Sevin and Ingrid A. Sevin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Anthony James Lucca and Rachel Rene Lucca, husband and wife and Anthony Victor Lucca, Jr., a married man (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Lot No. 110 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 37.4 feet on the East side of Iron Gate Court and extends back 200.0 feet on the Southerly line and 260.6 feet on the Northerly line, which is a broken line, to a broken line in the rear measuring 140.1 feet thereon.

Being the same property conveyed by Executor's Quitclaim Deed from Ingrid A. Sevin, Executor of the Estate of Dieter H. Sevin, deceased to Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust, as recorded on the 17th day of December, 2013 in Instrument No. 20131217-0127069; Quitclaim Deed from Ingrid A. Sevin to Dieter H. Sevin, as recorded on the 15th day of November, 2011 in Instrument No. 20111115-0089181; Will of Dieter H. Sevin, as recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118285; Quitclaim Deed from Nives, Inc., a Tennessee Corporation to Dieter Sevin and wife, Ingrid Sevin, as recorded on the 11th day of October, 1993 in Deed Book 9111, Page 393; Quitclaim Deed from Dieter Sevin and wife, Ingrid Sevin to Nives, Inc., a Tennessee Corporation, as recorded on the 2nd day of March, 1990 in Deed Book 8056, Page 147 and Warranty Deed from William E. Houston and wife, Patricia I. Houston to Dieter Sevin and wife, Ingrid Sevin, as recorded on the 9th day of July, 1971 in Deed Book 4518, Page 352, in the Register's Office of Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Parcel "D" on the unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company as prepared by Barge Waggoner Sumner and Cannon, Engineer under file No. 2190 and dated July 28, 1969, revised May 10, 1971. Said Parcel "D" being more particularly described as follows:

Beginning at a point the Southeast corner of Lot 111 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 93, Register's Office for said County; running thence North 55° 54' East along the rear line of said Lot 111 to the Northeast corner of said Lot 111, the Southeast corner of Parcel "E"; thence North 68° 09' West 98.53 feet along the Southerly margin of said Parcel "E" to its South West corner; thence the South 0° 05' East 146.04 feet to an iron pin; thence North 73° 09' West 261.0 feet to the point of beginning and containing 0.60 acres more or less.

Being the same property conveyed to Dieter H. Sevin and Ingrid A. Sevin by Quitclaim Deed from Robert E. Lee and wife, Sally H. Lee, recorded on the 25th day of October, 1982 in Deed Book 5954, Page 334, in the Register's Office of Davidson County, Tennessee.

Less and Except

Land in Davidson County, Tenn., being part of Parcel D, unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company, and described according to a survey performed by C.K. McLemore as follows:

Beginning at an iron pin set in concrete, the Southeast corner of Lot 111, Section 1, Harpeth Valley Park, the plat of which is in Book 3600, Pages 93 and 94, Register's Office of Davidson County, Tenn., thence, with the Easterly boundary of said lot, N 55° 54' E. 191.0 feet to the other rear corner of Lot 111, thence, S. 11° 1' W 149.1 feet to an iron pin; thence, N. 73° 9' West 135.5 feet to the point of beginning, said tract containing .23 acres, more or less.

Being the same property conveyed to Joseph L. Bossier et ux Janet M. Bossier by Warranty Deed from Dieter H. Sevin et ux Ingrid A. Sevin, recorded on the 10th day of November, 1983 in Deed Book 6178, Page 205, in the Register's Office of Davidson County, Tennessee.

Tract III

Land in the 12th Civil District of Davidson County, Tennessee, being Parcel "E" on the unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company as prepared by Barge Waggoner Sumner and Cannon, Engineers dated July 28, 1969, revised May 10, 1971. Said Parcel "E" being more particularly described as follows:

Beginning at a point the Southeast corner of Lot 110 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 93, Register's Office for said County; running thence North 55° 54' East along the Southeasterly line of said lot 110 a distance of 110.27 feet to a corner of said Lot 110; thence South 0° 05' East 98.5 Feet to a point, the Northeast corner of Parcel "D"; thence North 68° 09' West 98.53 feet along the Northerly margin of said Parcel "D" to the point of beginning and containing 0.10 acres more or less.

Being the same property conveyed to Dieter H. Sevin and wife, Ingrid A. Sevin by Quitclaim Deed from Warner Park Estates Company, partnership composed of Guaranty Realty Company, H & S Development Company, Inc., Sweeney Clark Realty Company, Inc. , Hudson & Driver Construction Company, W. C. Greer and Ervin M. Entrekin, recorded on the 7th day of December, 1971 in Deed Book 4559, page 247, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the Harpeth Valley Park, Section I, as recorded in Plat Book 3600, Page 93 and 94, said Register's Office.
3. Restrictive Covenants in Book 3857, page 858 and Book 3866, page 656, said Register's Office.
4. Easement of Public Utilities of record in Book 8840, page 878, said Register's Office.

This is improved real property located on 605 Iron Gate Court, Nashville, Tennessee 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2015.

Commission Expires: 11-6-2017 NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of August, 2015.

Dieter Sevin Tennessee Marital Trust,
A Testamentary Trust Under the Will of Dieter Sevin

By: Ingrid A. Sevin, Trustee
Ingrid Sevin, Trustee

The Estate of Dieter H. Sevin

By: Ingrid A. Sevin, Executrix
Ingrid A. Sevin, Executrix

Ingrid A. Sevin, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ingrid Sevin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Dieter Sevin Tennessee Martial Trust, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ingrid Sevin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executrix of the Estate of Dieter H. Seven, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ingrid Sevin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

Notary Public

My Commission Expires: 1-6-19

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017