Davidson County DEEDWARR
Recvd: 10/08/15 08:13 3 pgs
Fees:18.00 Taxes:296.00
20151008-0102544

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Kate B. Mitchell, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of October, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
William T. Luckett and Jordan T. Luckett 1517 Marwood Lane Nashville, TN 37210	OWNER	-09416003800

WARRANTY DEED

FOR AND IN 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, **Denise P. Baltz, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Luckett, a single man and Jordan T. Luckett, a single man, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1517 Marwood Lane Nashville, TN 37210, County of Davidson

Being Lot No. 37 on the Plan of Spence Circle, Section Two, as of record in Plat Book 1835, Page 46, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Denise P. Baltz by deed from Dennis L. Baltz and Marie W. Baltz dated 3/30/2004, recorded 4/5/2004 and filed of record in Instrument No. 20040405-0038082, said Register's Office.

Tax Map and Parcel ID is as follows 09416003800

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1517 Marwood Lane, Nashville, TN 37210

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 my hand this 2nd day of October, 2015.

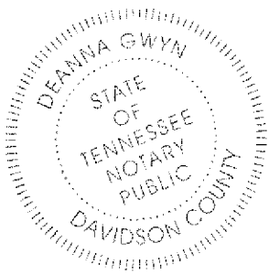
Denise P. Baltz

Denise P. Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2015, before me personally appeared Denise P. Baltz, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of October, 2015.



D. Gwyn

Notary Public
Commission Expiration: 5/18/18

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

