WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

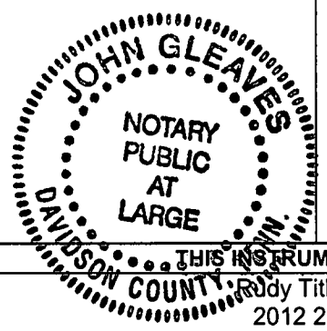
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618 (AFFIX SEAL)



J-RL-16-183-H

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)
C. Ronald Lux	**New Owner**	
(NAME)	(NAME)	**95-4-181.00**
95 Old Hwy 31-E		
(ADDRESS)	(ADDRESS)	
Bethpage, TN 37022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PAULETTE NORFLEET WASSEL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES RONALD LUX, IV, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

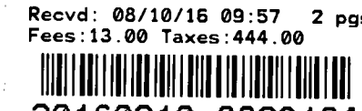
Land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Worwick" on the Plan of Eva Mor Heights, of record in Plat Book 1424, Page 149, Register's Office for said County, and being part of Lot No. 6 on the Map of Vaughn and Ellis Lands, of record in Plat Book 332, Pages 172 and 173, Register's Office for said County, and shown on an unrecorded survey made by J.R. Wauford and Company, Engineers, May 9, 1959, and described according to a survey made by McDonnell Engineering, April 25, 1977, as follows:

Beginning at a point in the easterly margin of Graylynn Drive, said point being the southwest corner of the real property conveyed to James B. Cloyd, et al, by deed of record in Book 2907, Page 79, Register's Office for Davidson County, Tennessee; thence due east 237.92 feet to a point; thence South 3 degrees 50' east 35 feet to a point; thence due west 245.10 feet to a point in the easterly margin of Graylynn Drive; thence in a northerly direction along the easterly margin of Graylynn Drive, 35 feet to the point of beginning.

Being part of the same property conveyed to Paulette Norfleet Wassel by Executor's Quitclaim Deed from Paulette Norfleet Wassel, Executrix of the Estate of Paul Charles Wassel, recorded August 7, 2001 in Instrument No. 20010807-0084741; being part of the same property conveyed to Paul C. Wassel, Jr. by Quitclaim Deed from Paul C. Wassel, Jr. and spouse, Paulette N. Wassel through Percy Wilkins, Jr., Trustee, recorded May 6, 1998 in Book 10919, Page 564; and being the same property conveyed to Paul C. Wassel, Jr. and wife, Paulette N.Wassel , by Warranty Deed from Walter L. Timmons, Jr. and wife, Joanne L. Timmons, recorded November 14, 1985 in Book 6709, Page 748, Register's Office for Davidson County, Tennessee. The said Paul Charles Wassel having since died on September 19, 1998, his Estate was probated in the Chancery Court for Williamson County, Tennessee, under Docket No. II-P-98-2188.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 149 and Plat Book 332, Pages 172 and 173, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to a 20-foot easement across the rear of the property which is for ingress and egress as set out in Deed in Book 4971, Page 658, Register's Office for Davidson County, Tennessee.
- Subject to all right, title and interest in and to all easements for ingress and egress described by Deed of record in Book 2876, Page 500, Register's Office for Davidson County, Tennessee.
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

BILL GARRETT, Davidson County
Trans:T20160069184 DEEDWARR
Recvd: 08/10/16 09:57 2 pgs
Fees:13.00 Taxes:444.00



20160810-0083104

- Subject to 2016 County Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **183 Graylynn Drive, Nashville, Tennessee 37214**.

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 8th DAY OF AUGUST, 2016.

Paulette Norfleet Wassel

Paulette Norfleet Wassel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULETTE NORFLEET WASSEL, 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 8th of August, 2016.

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

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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