(1)

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16506

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

BILL GARRETT, Davidson County
Trans:T20160070942 DEEDWARR
Recvd: 08/16/16 09:32 2 pgs
Fees:13.00 Taxes:777.00
20160816-0085183

Send Tax Bills To:
United Wholesale Mortgage
1414 East Maple Rd
Troy MI, 48083

New Owner is:
Richard Levine
~~8116 Valley Oak Drive~~
~~Brentwood, TN 37027~~
7947 Teak Way,
Rancho Cucamonga, CA 91730

MAP: 181-14-0A

PARCEL: 036.00 CO

WARRANTY DEED

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 is hereby acknowledged, **Wendy Roberts n/k/a Wendy Roberts Lucas and husband, Robert Lucas**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard A. Levine and Michelle K. Matrahazi, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **8116 Valley Oak Drive, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of The Villas at Concord Place, Phase 1, of record in Instrument Number 20050922-0114218, Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Wendy Roberts, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 3/17/09 and recorded 3/26/09 in Instrument Number 20090326-0027288, Register's Office for Davidson County, Tennessee. Subsequently, Wendy Roberts having married Robert Lucas, and is now known as Wendy Roberts Lucas. Robert Lucas joins in this conveyance for the purpose of conveying any and all of his right, title and interest, marital or otherwise.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of August, 2016.

GRANTOR(S):

Wendy Roberts Lucas

WENDY ROBERTS LUCAS

Robert Lucas

ROBERT LUCAS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wendy Roberts Lucas and Robert Lucas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12 day of August, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

Wendy Roberts Lucas

AFFIANT

SWORN TO and subscribed before me this the 12 day of August, 2016.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017