WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of Sept, 2016

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anne Katherine Lukach and Stephen A. Lukach	Synovus Mortgage Corp	072 14 0 230.00
(NAME)	(NAME)	
1531 Douglas Ave	2204 Lakeshore Drive, Ste. 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand Four Hundred And No/100 Dollars ($252,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerrod Carter Allen and Brittany Nicole Allen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne Katherine Lukach, an unmarried woman Stephen A. Lukach, a married man**, 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerrod Carter Allen, a single man by Warranty Deed from Christopher C. King, unmarried, and Jordan Taylor, unmarried dated August 7, 2014 and recorded August 12, 2014 as Instrument No. 20140812-0072568, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-165578SSO

BILL GARRETT, Davidson County
Trans:T20160085750 DEEDWARR
Recvd: 09/29/16 14:03 2 pgs
Fees:13.00 Taxes:933.88
20160929-0102853

unimproved ☐

This is improved ☒ property, known as 1531 Douglas Ave, Nashville, TN 37206

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, has 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 our hands this 23 day of September, 2016

Jerrod Carter Allen

Brittany Nicole Allen

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jerrod Carter Allen and Brittany Nicole Allen, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public

My Commission Expires: 06/03/2019

(SEAL)

LAUREL WATSON
Notary ID # 130247972
My Commission Expires
June 3, 2019

File Number: GRN-165578SSO