WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088687 DEEDWARR
Recvd: 10/07/16 13:34 2 pgs
Fees:13.00 Taxes:980.13
20161007-0106485

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$264,900.00.**

Affiant

Subscribed and sworn to before me this 6 day of October, 2016.

Notary Public

My Commission expires: 3/24/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lijo Joseph Lukose	NEW OWNER	161-13-B-444CO
444 Lazy Creek Lane		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ralph E. Smith Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lijo Joseph Lukose, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 444 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument Number 20050204-0013611, as amended in Instrument Number 20050329-0034131 and Instrument Number 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph E. Smith Jr from PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP by Warranty Deed on March 4, 2008, of record in Instrument Number 20080312-0024798, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20090730-0071237, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Master Deed of record in Instrument Numbers 20070622-0075126; 20040702-0079260; 20050922-0100021 and 20050204-0013611, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20041217-0150431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **444 Lazy Creek Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 6, 2016.

Ralph E. Smith Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ralph E. Smith Jr** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 6, 2016

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17