Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

ADDRESS NEW OWNER:
Matthew J. Volz
Stephanie A. Volz
650 River Rouge Drive
Nashville, TN 37209

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160093052 DEEDWARR
Recvd: 10/21/16 09:34 2 pgs
Fees:13.00 Taxes:1045.25
20161021-0111293

MAP & PARCEL NOS.:
90-11-16.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lucrative Properties, LLC, a Utah limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Volz and Stephanie A. Volz, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Charlotte Park, Section 9, of record in Book 2900, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 606 fronts 79.0 feet on the easterly margin of River Rouge Drive and runs back between lines measuring 145.2 feet on the northerly side and 130.0 feet on the southerly side to a dead line in the rear on which it measures 71.0 feet.

Being the same property conveyed to Lucrative Properties, LLC, a Utah limited liability company, from Kristi K. Thompson by Warranty Deed recorded on February 29, 2016, in Instrument No. 20160229-0019008, Register's Office for Davidson County, Tennessee.

This is property with a common address of **650 River Rouge Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 2900, Page 77, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3033, Page 638, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of October, 2016.

Lucrative Properties, LLC, a Utah limited liability company

By: _____ MGR
Freda J. Dorris, Manager

By: _____ MANAGER
Michael W. Dorris, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Freda J. Dorris and Michael W. Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managers of Lucrative Properties, LLC, a Utah limited liability company, the within named bargainor, and that they as such Managers executed the within instrument for the purposes therein contained by signing the name of the company by the said Freda J. Dorris and Michael W. Dorris as such Managers.

Witness my hand and official seal at office, this 19th day of October 2016.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1610-233

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $282,500.00.

_____
Affiant

Subscribed and sworn before me this 19th day of October, 2016.

_____
Notary Public
My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017