BILL GARRETT, Davidson County
Trans:T20160098618 DEEDWARR
Recvd: 11/07/16 15:19 2 pgs
Fees:13.00 Taxes:647.50
20161107-0117916

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$175,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th day of September, 2016
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| 4/24/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Luckey 418 Harwell Drive Hermitage, TN 37076	New Owner	075-14-119.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Glenda Marie Draper, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Teresa Luckey, an unmarried woman

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 #26, Hermitage Estates, Section 4, as of record in Book 3700, Page 148, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed Charles E. Draper and wife, Glenda Marie Draper, by Quitclaim Deed from Charles E. Draper of record in Book 5634, Page 212, Register's Office for Davidson County, Tennessee. Charles E. Draper died July 20, 2008 leaving property vested in Glenda Marie Draper as surviving tenant by the entirety. Property was then conveyed to Glenda Marie Draper and Melissa Cantrell Sparks, as to a one half undivided interest each, by Quitclaim Deed from Glenda Marie Draper of record in Instrument Number 20121116-0105773, Register's Office for Davidson County, Tennessee. Property now vests in Glenda Marie Draper, widow, by Quitclaim Deed from Melissa Cantrell Sparks, unmarried, dated August 25, 2016 of record in Instrument Number 20160830-0090923, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **418 Harwell Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 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 my hand(s) this 30th day of September, 2016.

Glenda Marie Draper

Glenda Marie Draper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Glenda Marie Draper, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076