BILL GARRETT, Davidson County
Trans:T20170027813 DEEDWARR
Recvd: 04/03/17 11:46 3 pgs
Fees:18.00 Taxes:567.58
20170403-0032172

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
BENJAMIN D. LUTTRELL 4855 Drakes Branch Rd. Nashville, TN 37218	Same	05800006400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $153,400.00.

Benjamin D. Luttrell
BENJAMIN D. LUTTRELL

SUBSCRIBED AND SWORN to before me, Robert A. Mullins, by BENJAMIN D. LUTTRELL this 29 day of March, 2017.

Notary Public
My Commission Expires: 3-19-2021

ROBERT A. MULLINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROY C. LUTTRELL, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto BENJAMIN D. LUTTRELL, hereinafter "GRANTEE," his heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, his heirs and assigns forever.

GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown below.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 29 day of March, 2017.

Roy C. Luttrell

ROY C. LUTTRELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert A. Mullins, of said county, ROY C. LUTTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 29 day of March, 2017.

ROBERT A. MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

3-10-2019

EXHIBIT A

Land in the 13th Civil District described according to a survey made by E.L. Miller, Jr., & Co. on October 1, 1960.

Beginning at a point in the center of Drakes Branch Road 990 feet more or less; north of the southerly line of the Woodroof property which is 3,200 feet more or less; north of Kings Lane running thence north 57°, 15″ west 566.2 feet to an iron pen; thence north 10°, 12″east 200 feet to an iron pen; thence south 58°, 10″ east 593.4 feet to the center of said road; thence south 19°, 50″ west 90.7 feet to a point in said road; thence south 17°, 19″ west 109.3 feet to the point of beginning containing 2.5 acres more or less.

Being the same property conveyed to Roy C. Luttrell and wife, Gloria W. Luttrell, by Warranty Deed from A.R. Woodroof and wife, Bettie Woodroof, of record in Book 97, Page 466, Register's Office for Davidson County, Tennessee. Gloria Luttrell predeceased Roy C. Luttrell and her interest vested in him.

The street address of the property is 4855 Drakes Branch Road, Nashville, TN 37218.

This conveyance is subject to an easement in favor of prior grantors for a waterline across said property with the right to repair or remove and install such water lines as they require and an easement in favor of prior grantors for a right away across said property for electric power lines.