BILL GARRETT, Davidson County
Trans:T20170041111 DEEDWARR
Recvd: 05/15/17 11:52 2 pgs
Fees:13.00 Taxes:1099.51
20170515-0047911

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $297,165.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of May, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Barry M. Phillips and Inja Peters	SAME AS NEW OWNER	086080C00100CO
(NAME)	(NAME)	
5150 Myra Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $297,165.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Lux Development Group, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Barry M. Phillips and Inja Peters, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat, A Cluster Lot Development, Hermitage Creek, of record in Instrument No. 20150710-0067305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to THE WISE GROUP, INC., A TENNESSEE CORPORATION, by deed from INDIA 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110823-0054986 , dated August 19, 2011 , said Register's Office. Being the same property conveyed to The Lux Development Group, LLC by deed from The Wise Group, Inc., a Tennessee corporation, of record in Instrument No. 20170515-0047909 , said Register's Office.

This property is __unimproved _X_improved property known as: 5150 Myra Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of May, 2017.

The Lux Development Group, LLC

BY: Alan R Wise Sole Member
Alan R. Wise, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Alan R. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of The Lux Development Group, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Lux Development Group, LLC as Sole Member.

Witness my hand and official seal, at office, on this the 8th day of May, 2017.

Notary Public
My commission expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122