PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $484,200.00.

Janice H. Collins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of May, 2017.

Robin S. Edwards
NOTARY PUBLIC

My commission expires: 3/24/2019

THIS INSTRUMENT PREPARED BY

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

BILL GARRETT, Davidson County
Trans: T20170043712 DEEDWARR
Recvd: 05/23/17 11:09 2 pgs
Fees: 13.00 Taxes: 1791.54
20170523-0051098

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas Allen and Jordan Allen		087100A020.00
(NAME)	(NAME)	
309 Bournemouth Lane	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $484,200.00 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, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Thomas Allen and Jordan Allen, 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 No. 120 on the Plan of Aarons Cress, Phase 1B, a Cluster Lot Development, of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennesseem to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Lux Development Group, LLC, a Tennessee limited liability company by deed from Kenneth H. Pritchett and wife, Evelyn M. Pritchett, of record in Instrument No. 20150501-0039562, said Register's Office.

This property is __unimproved _X_improved property known as: 309 Bournemouth Lane, 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 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 19th day of May, 2017.

The Lux Development Group, LLC

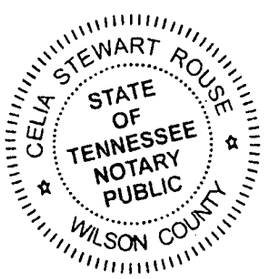
BY: Tammy Duncan, Authorized Agent
Tammy Duncan, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Tammy Duncan, 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 Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Lux Development Group, LLC as Authorized Agent.

Witness my hand and official seal, at office, on this the 19th day of May, 2017.

Celia Stewart Rouse
Notary Public
My commission expires: 2/11/2019



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