BILL GARRETT, Davidson County
Trans:T20170051914 DEEDWARR
Recvd: 06/19/17 09:27 3 pgs
Fees:18.00 Taxes:712.25
20170619-0060990

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176438

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176438

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

P Miller
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Munchkin Management LLC 7106 crossroads Blvd Brentwood, TN 37027	NEW OWNER	073-05-0-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Horace E. Luckett, a single man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Munchkin Management LLC, a** Tennessee **Limited Liability Company**, 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 No. 16 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, Page 42, Register's Office for said County.

Beginning at a point in the Southerly margin of Shadow Lane, the common corner of lots 16 and 17; thence with the line between said lots, Southerly 150 feet to the Northerly line of lot 39; thence with the line between lots 16 and 39, Easterly 75 feet to the Westerly margin of Happy Hollow Drive; thence with said Drive, Northerly 120 feet to the beginning of a curve; thence around said curve, Northwesterly 47.12 feet to the South margin of Shadow Lane; thence with the margin of said Lane, Westerly 45 feet to the beginning.

Being the same property conveyed to Horace E. Luckett and wife, Sara Allene Luckett by Warranty Deed from Thomas C. Bush and wife, Peggy W. Bush, recorded on the 27th day of October, 1965 in Deed Book 3951, Page 514, in the Register's Office of Davidson County, Tennessee.
Sara Allene Luckett having died on May 19, 2005.

This is ☒ Improved OR ☐ Unimproved property located at: 2326 Shadow Lane, Nashville, TN 37216

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Horace E. Luckett, by Belinda J. Harden pursuant to the Power of Attorney executed by Horace E. Luckett on September 9, 2015, of record in Record Book __*____, Page _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

* 20170619-0060989

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 7th day of June, 2017.

Horace E Luckett by Belinda J Harden as Attorney in Fact

Horace E. Luckett by Belinda J. Hardin,
as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said County and State, the within named Belinda J. Harden pursuant to the Power of Attorney executed by Horace E. Luckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Horace E. Luckett, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 7th day of June, 2017.

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: Horace E. Luckett
To: Munchkin Management LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Belinda I. Harden
Affiant

WITNESS my hand and seal at office this 1st day of June, 2017.

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Amanda Vaugh
Notary Public
My Commission Expires: 5/5/2020