BILL GARRETT, Davidson County
Trans:T20170057233 DEEDWARR
Recvd: 07/05/17 13:54 2 pgs
Fees:13.00 Taxes:1475.93
20170705-0067441

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $398,900.00

Affiant

Subscribed and sworn to before me, this 3 day of July, 2017.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert T. Lutz **Melissa H. Lutz**	New Owner	**072160W00200**
2110 Sheridan Road		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

OberBuilt, LLC, a Wyoming limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert T. Lutz and Melissa H. Lutz, husband and wife

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. 26 on the Map of Porter Heights Subdivision, Part 2, as of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Mangrum and wife, Vivian O. Mangrum by Warranty Deed from George D. Edwards, Jr. and wife, Anna Marie Edwards dated January 16, 1959, of record in Book 2863, page 65, Register's Office for Davidson County, Tennessee. John W. Mangrum died on or about June 5, 1989, leaving Vivian Watson Mangrum the sole surviving tenant by the entirety. Vivian Watson Mangrum died on our about October 10, 2003, and by her Last Will and Testament, of record in Davidson County, Tennessee Probate Court Docket No. 06P-986, devised subject property to Sara Mangrum Obermeyer. Sara Mangrum Obermeyer, personal representative, conveyed her interest in subject property to Sara Mangrum Obermeyer, by Executor's Quitclaim Deed dated July 6, 2006, of record in Instrument No. 20060719-0087286, Register's Office for Davidson County, Tennessee. Sara Mangrum Obermeyer conveyed her interest in subject property to OberBuilt, LLC, a Wyoming limited liability company, by Quitclaim Deed dated February 5, 2016, of record in Instrument No. 20160205-0011515, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1424, page 79, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Instrument No. 20160223-0017230, said Register's Office.

Restrictions of record in Instrument No. 20160527-0053403, Instrument No. 20160527-0053404, said Register's Office.

Subject to shared Rear yard Agreement.

This is improved (__X__) unimproved (_____) property known as 2110 Sheridan Road, Nashville, TN 37206.

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 in 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/our hand(s) this 3rd day of July, 2017.

Peter Obermeyer, Managing Director
OberBuilt, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Peter Obermeyer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that his a Managing Director of OberBuilt, LLC, and that he is authorized by Oberbuilt, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of July, 2017.

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

NOTARY PUBLIC

My Commission Expires: 12/10/2019

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206