Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1082

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2017

Notary Public
Commission Expires: 5-6-19

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexander Luchs 4148 Alva Lane Nolensville, TN 37135	New owner	187-09-0A-178.00-CO

Davidson County DEEDWARR
Recvd: 07/17/17 11:45 2 pgs
Fees:13.00 Taxes:1220.63
20170717-0071586

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Robert Grant Clasby and Vicki Lynn Clasby, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Luchs ,an unmarried person and Anita Von Arb, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Phase Five, Section One, Burkitt Village of record in Plat at Instrument No. 20150210-0012343, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation by Quitclaim deed from Kiddsroad, LLC, a Tennessee limited liability company of record in Instrument No. 20150526-0048398 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 26, 2015.

Being the same property conveyed to Robert Grant Clasby and Vickie Lynn Clasby, husband and wife by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20160606-0056598 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4148 Alva Lane, Nolensville, TN 37135.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2017.

Robert Grant Clasby

Vicki Lynn Clasby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Grant Clasby and Vicki Lynn Clasby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2017.

Notary Public
My Commission Expires: 5.6.19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Seal)

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2019