BILL GARRETT, Davidson County
Trans: T20170064964 DEEDWARR
Recvd: 07/28/17 12:13 2 pgs
Fees: 13.00 Taxes: 1117.40
20170728-0076716

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $302,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of July, 2017.

My commission expires: 3-27-18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Brian James Modrall	Quicken Loans, Inc.	086-08-0-C010.00-OCO
(NAME)	(NAME)	
5110 Myra Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detriot, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $302,000.00 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 **Brian James Modrall, a single man**, 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) 10, 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 Wise Group, Inc. to The Lux Development, LLC, of record in Book *___, Page _____, Register's Office for Davidson County. * Instrument # 20170728-0076715

This property is __unimproved _X_improved property known as: 5110 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 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 21st day of July, 2017.

The Lux Development Group, LLC

BY: Tammy Duncan
Tammy Duncan, Authorized Agent
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 herself to be the Authorized Agent 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 21st day of July, 2017

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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