$170,000

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170070979 DEEDWARR
Recvd: 08/16/17 09:59 2 pgs
Fees: 13.00 Taxes: 629.00
20170816-0083963

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mikiela Luter	new owner	136-15-0B-169.00-CO
(NAME)	(NAME)	
3401 Anderson Rd #95		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brittany Maynard, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mikiela Luter, unmarried woman THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 95 on the Plan of a horizontal property regime (private Element) Phase 3, Smith Springs Townhomes of record in Instrument Number 20020926-0117439, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. and Instrument Number 20040319-0031383

Being the same property conveyed to JP Morgan Chase Bank by Special Warranty Deed dated 10/05/2012 from The Secretary of Veterans Affairs and filed of record in Instrument Number 20121030-0099252, said Register's Office.

FURTHER, being the same property conveyed to NRZ REO Inventory Corp. by Special Warranty Deed dated 01/25/16 from JP Morgan Chase Bank, N.A. and filed of record in Instrument Number 20160125-0006933, said Register's Office.

FURTHER, being the same property conveyed to Brittany Maynard by Warranty Deed dated 04/21/2016 from NRZ REO Inventory Corp. and filed of record in Instrument Number 20150421-0038969, said Register's Office.

This is not the primary residence of Brittany Maynard or her spouse nor has it ever been.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3401 Anderson Rd #95 Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands 08/11/17.

Brittany Maynard

Brittany Maynard

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brittany Maynard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/11/17.

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-3401