WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074018 DEEDWARR
Recvd: 08/24/17 14:40 2 pgs
Fees:13.00 Taxes:980.09
20170824-0087228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,888.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/2/2018

(AFFIX SEAL): MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher G. Wilkins	Wells Fargo	
(NAME)	(NAME)	
817 Hobbit Lane	6200 Park Ave	173-9-A 301 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Des Moines IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JACOB M. LURA, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER G. WILKINS**, 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: ~~H~~ unmarried

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, of record in plat Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jacob M. Lura, married, by deed from Melanie J. Karsanac f/k/a Melanie J. Patton, of record in Instrument No. 20131118-0118913, Register's Office for Davidson County, Tennessee.

Ashley Johnson Lura joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 817 Hobbit Lane, Nashville, Tennessee 37211
(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 my hand this 18 day of August, 2017

JACOB M. LURA

by:

ASHLEY JOHNSON LURA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of August, 2017, before me personally appeared Jacob M. Lura, to me known to be the person who executed the foregoing instrument on behalf of Ashley Johnson Lura and acknowledged that he executed the same as the free act and deed of Ashley Johnson Lura.

Witness my hand and official seal at Nashville, Tennessee this 18 day of August, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob M. Lura, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of August, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

The signature of Ashley Johnson Lura is signed by her duly appointed Attorney in fact Jacob M. Lura pursuant to the Power of Attorney recorded in Instrument # 20170824000987227 Register's office for Davidson County, Tennessee.