Bill Garrett Davidson County
Batch# 70324 DEEDWARR
03/19/2018 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20180319-0025259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public

My commission expires: 7.19.21

(Notary Stamp) MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Jackson Luckett	David Jackson Luckett	104-10-0N-032.00-CO
2831 Hillside Drive H-8	2831 Hillside Drive H-8	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Justin Luckett, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Jackson Luckett, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING unit No. H-8, on the Horizontal Property Regime for Westchester Condominiums as recorded in the Master Deed of record in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common allocated to said unit as set forth in said Master Deed.

BEING the same property conveyed to Robert Justin Luckett, unmarried, by Warranty Deed from John Aaron Grunke and wife, Margaret A Grunke, of record as Instrument No. 20140618-0053159 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2831 Hillside Drive, H-8, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have not been prorated between the parties herein but have been assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of March, 2018.

Robert Justin Luckett

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, Robert Justin Luckett, 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 16th day of March, 2018.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001087-528

SP 11/2015

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal