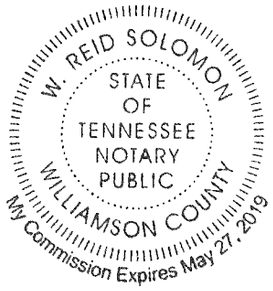
WARRANTY DEED



STATE OF Tennessee

COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-27-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew G. Lutrick	New Owner	147-10-126.00
(NAME)	(NAME)	
635 Watsonwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Jeffrey A. Hazelip and wife, Cheryl S. Hazelip**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew G. Lutrick**, an unmarried man 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:

Lot Number 334 on the Plan of Whispering Hills, Section 2-A, of record in Plat Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Included within the above description but specifically excluded from this conveyance is that portion of the property that was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7648, page 34, said Register's Office.

Being the same property conveyed to Jeffrey A. Hazelip and wife, Cheryl S. Hazelip, by deed from Mark Braden Binkley, married of record in Instrument Number 20130726-0077681, Register's Office for Davidson County Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 635 Watsonwood Dr., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 72788 DEEDWARR
03/23/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20180323-0027762

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 this 22nd day of March, 2018.

Jeffrey A. Hazelip

Cheryl S. Hazelip by Jeffrey A. Hazelip, her attorney-in-fact pursuant to Power of Attorney of record in Book _____, Page _201803230027761 Register's Office for Wilson County, Tennessee.

attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jeffrey A. Hazelip** and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named **Cheryl S. Hazelip**, being authorized to act on behalf of said person, **he** executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 22nd day of March, 2018.

My Commission Expires: 02/10/2021

Notary Public

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Jeffrey A. Hazelip** 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 as (**his**) free act and deed for the purposes therein contained.

Witness, my hand and official seal at **Mt. Juliet,** Tennessee, this the 22nd day of March, 2018.

My Commission Expires: 02/10/2021

Notary Public

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, 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.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

