Bill Garrett Davidson County
Batch# 107082 DEEDWARR
06/21/2018 10:00:09 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180621-0059852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-21

(AFFIX SEAL)

JILL RODRIGUEZ
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Luciani, an unmarried man and Lauren Hunt, an unmarried wowan, as joint tenants in common with rights of survivorship	~~Gardner Financial~~ Same as (NAME)	
409 Monticello Avenue (ADDRESS)	New Owner (ADDRESS)	034-13-0-272.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carol J. Schraw, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Luciani, an unmarried man and Lauren Hunt, an unmarried wowan, as joint tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 193, ON THE PLAN OF PHASE 2-B, FIRST REVISION, CEDAR BLUFF SUBDIVISION OF RECORD IN BOOK 9700, PAGE 509, AND REVISED IN BOOK 9700, PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROL J. SCHRAW, UNMARRIED, BY WARRANTY DEED FROM LARRY POWELL BUILDERS, INC., OF RECORD IN INSTRUMENT NO. 20000403-0033070, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 409 Monticello Avenue, Madison, TN 37115
(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/our hand(s) this 14th day of June, 2018.

WARRANTY DEED
(Continued)

Carol J. Schraw

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol J. Schraw, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th of June, 2018 .

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128