File No. 188077

WARRANTY DEED

Bill Garrett Davidson County
Batch# 110539 DEEDWARR
06/29/2018 10:55:12 AM 2 pgs
Fees: $13.00 Taxes: $678.95

20180629-0063053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Lutz and Jill H. Lutz	New Owner	135-16-0B-002.00 CO
(NAME)	(NAME)	
406 Flintlock Court	208 North Parkside Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Normal IL 61761	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LAWRENCE D. MARVIN AND BARBARA J. MARVIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. LUTZ AND JILL H. LUTZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2, on the plan of Woodridge at Nashboro Village, a Planned Unit Development, according to plan of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to Lawrence D. Marvin and wife, Barbara J. Marvin by Warranty Deed from Ginger D. Adams, unmarried woman, dated January 24, 2006 and recorded January 27, 2006 in Instrument No. 20060127-0010623, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all matters appearing on the Plan of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee; (3) all matters as shown on Boundary Plat of record in Book 4660, Page 157, Register's Office for Davidson County, Tennessee; (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee; (5) Design Standards of record in Instrument No. 20020507-

0056331, Register's Office for Davidson County, Tennessee; (6) Charter of Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee; (7) By-Laws of Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee; (8) Master Declaration of Restrictions of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee; (9) Conveyance of Common Areas to Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee; (10) Storm Water Detention Agreement in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee; (11) Easements and Agreements of record in Book 10110, Page 854, Book 4821, Page 105, Book 4821, Page 111 and Book 11594, Page 299, Register's Office for Davidson County, Tennessee; and, (12) subject to rights of others in and to the common areas and elements.

unimproved ☐

This is improved ☒ property, known as: 406 Flintlock Court, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of June, 2018.

Lawrence D. Marvin

Barbara J. Marvin

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 LAWRENCE D. MARVIN AND BARBARA J. MARVIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2018.

Commission expires: 03/02/2021

DOLLY T. PRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public