This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 136580 DEEDWARR
09/04/2018 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180904-0087244

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of August, 2018.

Notary Public

My Commission expires 1 / 30 / 2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
William L. Lutz
201 Cloverdale Court
Nashville, TN 37214-3003
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09507013400

WARRANTY DEED

18NT00479

Effective the 30th Day of August, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEAN A. WILLIAMS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WILLIAM L. LUTZ, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Merry Oaks Subdivision, Section IV, as of record in Book 2330, Page 128, Register's Office for said County.

Being the same property conveyed to Jean A. Williams, unmarried, by Quit Claim Deed from Jean Ann Williams, unmarried, dated 11/12/2014 and recorded 11/18/2014 as Document No. 20141118-0106263, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 201 Cloverdale Ct., Nashville, TN 37214.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of August, 2018.

Jean A. Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jean A. Williams, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of August, 2018.

Notary Public

My commission expires: 1/22/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201809040087244

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY