# WARRANTY DEED




**OATH OF CONSIDERATION**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 10

Elizabeth C. Luthye
ELIZABETH C. LUTHYE, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2018

Carol Mariani
CAROL MARIANI Notary Public

MY COMMISSION EXPIRES: 16 SEPTEMBER, 2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JAMES MARIANI, LDA, 4713 BERMUDA AV, SAN DIEGO, CA 92107

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ELIZABETH C. LUTHYE, TRUSTEE | THE LUTHYE FAMILY TRUST | MAP 083-13 |
| (NAME) | (NAME) | PARCEL 488 |
| 4593 39TH ST | 4593 39TH ST | |
| (ADDRESS) | (ADDRESS) | |
| SAN DIEGO CA 92116 | SAN DIEGO, CA 92116 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Y Johnson Davidson County
Batch# 144104 **DEEDWARR**
09/24/2018 09:04:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180924-0094101

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, I, MARY E. CLAYTON, AN UNMARRIED WOMAN ALSO KNOWN AS ELIZABETH C. LUTHYE, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS J. LUTHYE and ELIZABETH C. LUTHYE, TRUSTEES OF THE LUTHYE FAMILY **REVOCABLE** TRUST, trust dated AUGUST 3, 2017

HERIINAFTER 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:

LAND in Davidson County, Tennessee, being Lot No. 111 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MARY E. CLAYTON, an unmarried woman, by Deed from ALLISON M. WARD, UNMARRIED, dated JUNE 26. 2003, of record in Book 20030701, Page 0091076, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

UNIMPROVED ( ) property, known as 1609 Shelby Avenue Nashville, TN 37206
This is improved ( X ) (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 bellowing 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 unmembered, 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 whomever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of my gender shall be applicable to all genders.

Witness my hand this 22nd day of AUGUST, 2018

Mary E. Clayton, also known as Elizabeth C. Luthye
MARY E. CLAYTON also known as ELIZABETH C. LUTHYE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 22nd day of August, 2018, by Mary E. Clayton AKA Elizabeth C. Luthye, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature Carol Mariani

