Karen Y Johnson Davidson County
Batch# 147995 DEEDWARR
10/02/2018 01:39:45 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20181002-0097737

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cameron Lutz, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Caroline Graves and Bryan Graves, wife and husband**, hereinafter called the **Grantee**, Grantee's 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. 10 on the Plan of Section 5, Dalewood of record in Plat Book 4175, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cameron Lutz, an unmarried person by Warranty deed from Lisa Michelle Bobbitt, Trustee of the Opal N. Kittrell Trust, Dated September 20, 2012 of record in Instrument No. 20130402-0032447 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 02, 2013. Cameron Lutz is now married; however, the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2046 Cooper Lane, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of September, 2018.

Cameron Lutz

State of Tennessee)
County of Davidson)

On this 26th day of September, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cameron Lutz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 319,900.00.

Affiant

Sworn and subscribed before me on this the 26th day of September, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nancy Caroline Graves	CapStar Bank	073-05-0-208.00
2046 Cooper Lane	2002 Richard Jones Road, Suite 300A	
Nashville, TN 37216	Nashville, TN 37215	