Karen Y Johnson Davidson County
Batch# 179875 DEEDWARR
01/02/2019 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20190102-0000369

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $499,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of December, 2018.

NOTARY PUBLIC

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffrey R. Gearing and Wendi G. Gearing	Fairway Independent Mortgage	087100A03800CO
(NAME)	(NAME)	
505 Kemp Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Carrollton, TX 75007	

Warranty Deed

For and in Consideration of the sum of $499,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The LUX Development Group, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey R. Gearing and Wendi G. Gearing**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 138 Aarons Cress, a Cluster Lot Development, of record in Instrument Number 20070910-0108427, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Wise Group, Inc., a Tennessee corporation, by deed from Gregory S. Gill, Substitute Trustee of record in Instrument Number 20110523-0039460, said Register's Office. See also Scrivener's Affidavit recorded in Instrument Number 20121218-0116487, said Register's Office. Being the same pwoperty conveyed to the Lux Development Group, LLC by deed from Wise Group, Inc., a Tennessee corporation, of record in Instrument No. __20190102000368_____, said Register's Office.

This property is __unimproved _X_improved property known as: 505 Kemp Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of December, 2018.

The Lux Development Group, LLC

BY: Alan R. Wise, Sole Member
Alan R. Wise, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Alan R. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of The Lux Development Group, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Lux Development Group, LLC as Sole Member.

Witness my hand and official seal, this the 7th day of December, 2018.

Notary Public
My Commission Expires:

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY