Name and Address of New Owner:
Hyde & Moore Assets, LLC
330 Robert Rose Dr.
Murfreesboro TN 37129
Send Tax Bills To:
Hyde & Moore Assets, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 060-02-0-039

Karen Johnson Davidson County
Batch# 192385 DEEDWARR
02/06/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20190206-0011470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kennedy C. Luckett and Veronica Luckett, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section I, Parkwood Estates, as of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kennedy C. Luckett and wife, Veronica Luckett by Quitclaim Deed from Veronica B. Bass, now known as Veronica Luckett, dated April 28, 2006, recorded in Instrument Number 20060502-0050436, Register's Office for Davidson County, Tennessee.

Improved Property also known as: 3116 Richmond Hill Drive, Nashville, TN 37207

Property subject to 2019 Davidson County Tennessee property taxes, not yet due and payable. All matters as shown on the plan of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2019.

_____(SEAL)
Kennedy C. Luckett

_____(SEAL)
Veronica Luckett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of February, 2019, before me personally appeared Kennedy C Luckett and Veronica Luckett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 5th day of February, 2019.

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of February, 2019.

Notary Public
My commission expires: 5-3-2021
File No. 2019-41

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

