STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $479,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of March, 2019.

NOTARY PUBLIC

My commission expires: 2-27-21

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 214142 DEEDWARR
04/04/2019 01:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20190404-0030818

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James L. Marshall, III and Laura W. Marshall (NAME)	LoanDepot.com (NAME)	087100A03500CO
604 Pickett Drive (ADDRESS)	4800 N Scottsdale Rd (ADDRESS)	
Hermitage, TN 37076	Scottsdale AZ 85251	

Warranty Deed

For and in Consideration of the sum of $479,000.00 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 **James L. Marshall, III and Laura W. Marshall, husband and wife**, 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(s) 135, as shown on the map entitled Aarons Cress, Phase 1-A, a Cluster Lot Development, of record as Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to WISE GROUP, INC., A TENNESSEE CORPORATION, by deed from GREGORY S. GILL, SUBSTITUTE TRUSTEE, of record in Instrument No. 20110523-0039460 and corrected in Instrument No. 20121218-0116487 , dated May 19, 2011 , said Register's Office.
Being the same property further conveyed to The Lux Development Group, LLC, a Tennessee limited liability company by deed from The Wise Group, Inc., a Tennessee corporation, of record in Instrument No. __20190404003081 6____, said Register's Office.

This property is __unimproved _X_improved property known as: 604 Pickett 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 29th day of March, 2019.

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 29th day of March, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY