THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621184**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $564,000.00. Donna Kay Carr Affiant Subscribed and sworn to before me, this 25th day of June, 2019. Notary Public My Commission Expires: 9/18/22

Karen Johnson Davidson County
Batch# 248981 DEEDWARR
06/26/2019 10:26:44 AM 2 pgs
Fees: $13.00 Taxes: $2,086.80
20190626-0061870

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

WARRANTY DEED

Address New Owner: Donna Kay Carr 2140 Golf Club Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0A 180.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Christopher Lufkin, Timothy B. Lufkin, and Blakeslee C. Lufkin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Kay Carr**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C, Parcel 180, on the Plan of Gloucester Square, as of record in Book 4460, Page 50, Register's Office for said County, and as shown on the Schedule A to the Master Deed of Parcel 180, of record in Book 4685, Page 168, said Register's Office.

Being the same property conveyed to H. Christopher Lufkin, a 50% interest as Tenant in Common and Timothy B. Lufkin, a 50% interest as Tenant in Common with Blakeslee C. Lufkin reserving a Life Estate by Quitclaim Deed from Blakeslee C. Lufkin, recorded on the 18th day of November, 2016 in Instrument No. 20161118-0122085, in the Register's Office of Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLOUCESTER SQUARE, as recorded in Plat Book 4460, Page(s) 50.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4548, Page 217.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4685, Page 168; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2140 Golf Club Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2019.

H. Christopher Lufkin — Timothy B. Lufkin

H. Christopher Lufkin
BY: Blakeslee C. Lufkin, Attorney-in-fact

Timothy B. Lufkin
BY: Blakeslee C. Lufkin, Attorney-in-fact

By Blakeslee C Lufkin
Blakeslee C. Lufkin
as attorney in fact

By Blakeslee C Lufkin
as attorney in fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blakeslee C. Lufkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for H. Christopher Lufkin and Timothy B. Lufkin and that she is authorized by H. Christopher Lufkin and Timothy B. Lufkin to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2019.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Christopher Lufkin and Timothy B. Lufkin, and Blakeslee C. Lufkin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2019.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

_____
Notary Public
My Commission Expires: _____