Name and Address of New Owner:
Kendra Guyton
5903 Colchester Drive
Heritage, TN 37076

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 258359 DEEDWARR
07/17/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190717-0070128

Map & Parcel No: 087-05-0A-014.00-CO

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, **Wesley C. Luttrell and wife, Ashlee Nicole Luttrell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kendra Guyton, An Unmarried Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 14, Farmingham Woods Subdivision, Phase I, according to plat and survey of same appearing of record in Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Wesley C. Luttrell and wife, Ashelee Nicole Luttrell by Warranty Deed from Steven T. Klein, an unmarried man, recorded on July 09, 2007, and of record in Instrument No. 20070709-0081832, Register's Office for Davidson County, Tennessee.

This is improved property known as 5903 Colchester Drive, Hermitage, TN 37076.

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 16th day of July, 2019.

Wesley C. Luttrell (SEAL)
Wesley C. Luttrell

Ashlee Nicole Luttrell (SEAL)
Ashlee Nicole Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2019, before me personally appeared Wesley C. Luttrell and Ashlee Nicole Luttrell, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2019.

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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 $190,000.00, 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
16th day of July, 2019.

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 4-22-23
File No. 2019-339

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)