Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 274373 DEEDWARR
08/21/2019 09:19:09 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40

20190821-0083838

2019-155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $532,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 2019.

Notary Public
My Commission Expires: 05/03/2021

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin J.and Naomi J. Lutz		
404 Manor View Lane	NEW OWNER	160-11-0-034.00
Brentwood, TN, 37027		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Major J. Shelton and Whitney M. Shelton, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Benjamin J. Lutz and Naomi J. Lutz, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Phase 5, Hearthstone of record in Plat Book 6250, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Major J. Shelton and Whitney M. Shelton, husband and wife by Warranty deed from Charles A. Tilghman, married of record in Instrument No. 20160105-0000713 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on January 05, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **404 Manor View Lane, Brentwood, TN 37027.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

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

Witness our hands this 19th day of August, 2019.

Major J. Shelton

Whitney M. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Major J. Shelton and Whitney M. Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022