This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192166 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$161,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Barbara E. Davis Affiant Sworn to and subscribed before me this 13th day of September, 2019. Notary Public My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of September, 2019, among:

BARBARA E. DAVIS, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 286072 **DEEDWARR**
09/16/2019 10:46:27 AM 3 pgs
Fees: $18.00 Taxes: $597.55
20190916-0093550

AND

ERNEST LUECKE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the South 54 feet of Lot Nos. 31 and 32, on the Plan of Montgomery Heights, of record in Book 332, page 47, and being more particularly described according to a survey by John Kohl and Company, P.C., dated October 15, 1999, as follows:

Beginning at a point on the Easterly line of Scott Avenue, 165 feet South of its intersection with the Southerly line of Highland Avenue; thence East and parallel with Highland Avenue, 107 feet to the Easterly line of said Lot No. 32; thence South along the said Easterly line of said Lot No. 32, 54 feet to an alley; thence West along the Northerly lines of said alley, 107 feet to the Easterly line of Scott Avenue; thence North along the Easterly line of said Scott Avenue, 54 feet to the point of beginning.

Being the same property conveyed to Barbara E. Davis, unmarried by Warranty deed from B. B. Doubleday, Jr. of record in Book 11744, page 530, Register's Office for Davidson County, Tennessee, dated November 09, 1999 and recorded on November 16, 1999.

Being also known as 2223 Scott Ave Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

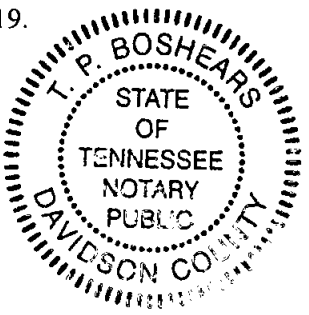
Barbara E. Davis

Barbara E. Davis

State of Tennessee
County of WIlliamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Barbara E. Davis, the within named bargainor(s), 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 this 13th day of September, 2019.



Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Ernest Luecke
Address: 2223 Scott Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Ernest Luecke
Address: 259 Keswick Grove Lane
City, State, Zip: Franklin TN 37067

Tax ID: 072-10-0-277.00