THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922573**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $354,900.00. Dameka Jones Affiant Subscribed and sworn to before me, this 16th day of September, 2019. Notary Public My Commission Expires: 12/20/20

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DECEMBER 20, 2020

Karen Johnson Davidson County
Batch# 288146 DEEDWARR
09/19/2019 10:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20190919-0095157

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam X. Factor and Rebecca D. Factor 3944 Lakeridge Run Nashville TN 37214	New Owner	Tax Parcel ID No. 109-01-0A-040.00-CO

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, **Benjamin J. Lutz and Naomi J. Lutz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam X. Factor and Rebecca D. Factor, husband and wife**, ("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 Lot No. 48 on the Plan of Phase Two, Lakeridge of record in Plat Book 9700, Page 114, 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 Benjamin J. Lutz and Naomi J. Lutz, husband and wife by Warranty deed from Michael Reitmeyer and Lisa Roche Reitmeyer, husband and wife of record in Instrument No. 20160330-0029947 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9669, Page 715, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 9669, Page 738 and amended in Instrument No. 20181004-0098667, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 19991207-0300667, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 10800, Page 935 and Book 10800, Page 899, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 10670, Page 720, in the Register's Office for Davidson County, Tennessee.

Lakeridge Homeowner's Association General Rules and Regulations Resolution of record in Instrument Number 20181213-0121564, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3944 Lakeridge Run Nashville TN 37214

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 16th day of September, 2019.

Benjamin J. Lutz

Naomi J. Lutz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

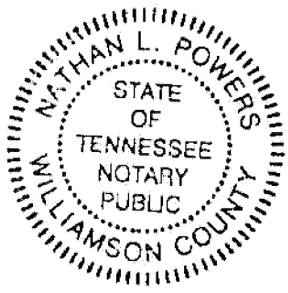
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. Lutz and Naomi J. Lutz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.



My Commission Expires: 7/22/2022

Notary Seal (if on ...