File No.

QUITCLAIM DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE day of , . Notary Public MY COMMISSION EXPIRES: 03-07-23 (AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sadie Luton	SAME	MAP 132
(NAME) 720 Southmeade Pkwy	(NAME)	GROUP 07 0
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS)	PARCEL 024.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elise Luton, a widow

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sadie Luton, a single woman,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17 on the Plan of Southmeade, as of record in Book 1835, page 113, and 119, Register's Office for said county, and described as follows: Beginning at a point on the westerly margin of Prescott Road, at the common corner of Lots No. 17 and 18; thence with the line between said lots, westerly 270 feet to a corner of Lot No. 16; thence with the line between said Lots 16 and 17, southerly 214.1 feet to a point on the northerly margin of Southmeade Parkway; thence with the margin of the same, eastwardly, along a slight curve, 146.3 feet to a point, and continuing with the margin of the same, eastwardly 46.8 feet to the beginning of a curve; thence along said curve, northeastwardly 30.4 feet to a point in the easterly margin of Prescott Road; thence with the margin of said Road, northwardly 154 feet to the beginning.

Being the same property conveyed to Luther L. Luton, Jr. and wife, Elise Luton, by warranty deed from Jesse E. Martin and wife, Sara Martin, dated March 27, 1961 and filed of record in Book 3186, Page 492, in the Register's Office for Davidson County, Tennessee.

Luther L. Luton having predeceased his wife on September 12, 2010, leaving her sole owner by operation of law.

Sadie Elise Luton and Elise Luton now known as Sadie Luton being all one in the same person.

Luther L. Luton III and Gary C. Luton having join in to convey any interest thy may have by heirship or otherewise absolute.

Karen Johnson Davidson County
Batch# 307372 DEEDQC
10/29/2019 09:26:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191029-0110678

This conveyance is made subject to the following:

1) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **720 Southmeade Pkwy, Nashville, Tennessee 37204.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this day of 15 Oct. 2019.

Elise Luton by Luther L. Luton III as her co-attorney in fact 10-15-19

Elise Luton by Gary C. Luton as her co-attorney in fact 10-15-19

Elise Luton, by Luther L. Luton III and Gary C. Luton, being co-attorney in fact

Luther L. Luton III, individually

Gary C. Luton, individually

STATE OF Tennessee
COUNTY OF Davidson

On this 14th, day of October, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Luther L. Luton III and Gary C. Luton, being co-attorney in fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Sadie E. Luton, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Sadie E. Luton.

Power of Attorney recorded in Instrument No. 20190620-0059675 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 14th day of October, 2019.

My Commission Expires: 03-07-23

NOTARY PUBLIC

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Luther L. Luton III and Gary C. Luton, with whom I am personally acquainted, (or who 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, at office, this day of Oct 15, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: 0719-002

RETURN TO:

Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027