RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912516

WARRANTY DEED

Karen Johnson Davidson County
Batch# 309525 DEEDWARR
11/01/2019 09:28:45 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20191101-0112478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Lukowich 1108 Elmshade Court Nashville, TN 37211	Same address as new owner	172-03-0-A-071.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($359,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRACY A. MERRYMAN, MARRIED, WHO OBTAINED TITLE AS TRACY A. VAUGHT, A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRENT LUKOWICH**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Page 498 and 499, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tracy A. Vaught, a single person, by Weed from Alphonso Jackson, acting Secretary of Housing and Urban Development, of Washington, D.C., dated 5/7/2004 and recorded 5/28/2004 in Instrument No. 20040528-0063208, in the Register's Office of Davidson County, Tennessee. Tracy A. Vaught is now married to Jim Merryman and is now known as Tracy A. Merryman.

The address of the herein described property is believed to be 1108 Elmshade Court, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2019.

TRACY A. VAUGHT N/K/A TRACY A. MERRYMAN

JIM MERRYMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tracy A. Vaught NKA Tracy A. Merryman and Jim Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2019.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON