This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202664

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 **$133,250.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 355586 DEEDWARR
02/10/2020 08:59:55 AM 3 pgs
Fees: $18.00 Taxes: $493.02

20200210-0014811

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of January, 2020, among:

JOSEPH C. WHITFIELD AND WIFE, GLENARY WHITFIELD

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

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 Lot No. 335 on the Plan of Section Two, Bordeaux, Hills of record in Plat Book 3600, Page 7, 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 Joseph C. Whitfield and wife, Glenary Warner by Deed from Nancy G. Rogers, unmarried of record in Book 8116, page 283, Register's Office for Davidson County, Tennessee, dated May 22, 1990 and recorded on May 25, 1990 and Re-recorded in Book 8116, Page 283.

Being the same property conveyed to Joseph C. Whitfield and wife, Glenary Whitfield, by Quitclaim Deed from Joseph C. Whitfield and Glenary Warner, of record in Instrument No. 20001128-0116785, Register's Office for Davidson County, Tennessee, dated October 30, 2000 and recorded on November 28, 2000.

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.

Joseph C. Whitfield

Glenary Whitfield

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Joseph C. Whitfield and Glenary Whitfield, 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 29th day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: Ernest Luecke
Address: 1465 Snell Blvd
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Ernest Luecke
Address: 259 Kesnick Grove LN
City, State, Zip: Franklin TN 37067

Tax ID: 080-08-0-402.00