WARRANTY DEED

Karen Johnson Davidson County
Batch# 904164 DEEDWARR
08/16/2022 01:35:15 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220816-0092849

WG-GL-22-2720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

McKaila Wakelee
Affiant

PAM SALAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires 12/1/2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Pam Salas
Notary Public

MY COMMISSION EXPIRES: 12.1.2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
McKaila Wakelee	**The Mortgage Firm, Inc.**	
(NAME)	(NAME)	**150-01-0-016.00**
2720 Priest Lake Drive	**921 Douglas Avenue, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Altamonte Springs, FL 32714**	
(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 consideration, the receipt of which is hereby acknowledged, **GABRIEL R. LUTZ AND WILLIAM E. GRONES, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKAILA WAKELEE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 Gabriel R. Lutz, unmarried by Warranty deed from James T. LaFalette, married of record in Instrument No. 20150831-0087716 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

Being the same property conveyed to Gabriel R. Lutz and William E. Grones, as tenants in common with rights of survivorship by Quitcliam deed from Gabriel R. Lutz, unmarried of record in Instrument No. 20211216-0166672 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 16, 2021.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5140 page 508 Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2720 Priest Lake Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 12th DAY OF AUGUST, 2022.

Gabriel R. Lutz

William E. Grones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIEL R. LUTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. GRONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212