This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050896

**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 01/23/06 15:07 2 pgs
Fees:13.00 Taxes:447.70

20060123-0008707

**Send Tax Bills To:**
First Franklin
1938 International Way
Idaho Falls, ID 83402

**New Owner is:**
Lori A. Curtis
110 Woodcraft Court
Nashville, TN 37214

MAP: 108-15-O
PARCEL: 008.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dante A. Bernardini, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lori A. Curtis , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 183-A on the Plan of Percy Priest Woods, Section 4, Zone Lot Division, Lots 181 thru 188 as of record in Book 6250, page 356 and amended in Book 6900, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dante A. Bernardini, unmarried by Warranty Deed from Mary P. Elliott, unmarried dated 1/31/97, recorded 2/6/97, in Deed Book 10341, page 971, Register's Office for Davidson County, Tennessee.

Dante A. Bernardini is now married to Daleen Bernardini who is signing this Deed to convey any and all of her interest.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6900, page 32, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DB DB Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of January, 2006.

GRANTOR:

Dante A. Bernardini

Daleen Bernardini

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dante A. Bernardini and wife, Daleen Bernardini**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of January, 2006.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

Notary Public

My Commission Expires:

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

**SWORN TO** and subscribed before me this 13 day of January, 2006

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

NOTARY PUBLIC

My commission expires: