File No. 261201323

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/07 12:10 2 pgs
Fees:13.00 Taxes:1424.50
20070108-0003024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

PAM M. McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Anthony Raccippio	SunTrust Mortgage, Inc.	Map 155-16-0A Parcel 248.00 CO
(NAME)	(NAME)	
5013 Traceway Drive	P.O. BOX 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Steven A. Valle and wife, Suzette Carr Valle,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Anthony Raccippio and wife, Pamela S. Raccippio,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 202, on the Plan of Traceside Subdivision, Section Ten, Revision One, as shown by plat appearing of record in Plat Book 9700, Page 827, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Steven A. Valle and wife, Suzette Carr Valle by Warranty Deed dated February 29, 2000 of record in Instrument No. 20000302-0020587, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Restrictions of record in Book 9435, page 493, and in Book 9677, page 675, said Register's Office; By-Laws of record in Book 9668, page 899, said Register's Office; Charter for Home Owners Association of record in Book 9668, page 894, said Register's Office; Quitclaim Deed to Home Owners Association for open space of record in Instrument No. 20000329-0031450, said Register's Office; Waterline Easement of record in Book 9306, page 279, said Register's Office; Sewer Easement of record in Book 7243, page 345, said Register's Office; Subject to Boundary Plat of record in Plat Book 7900, page 705, said Register's Office; Subject to any and all matters of record in Plat Book 9700, page 827; all in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 5013 Traceway Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 3rd day of January, 2007.

Steven A. Valle

Suzette Carr Valle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven A. Valle and Suzette Carr Valle, 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 at office this 3rd day of January, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 261201323

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122