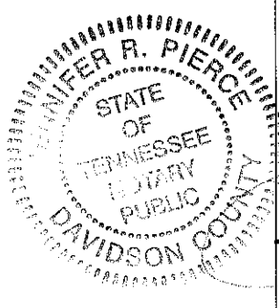
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/11 08:06 2 pgs
Fees:13.00 Taxes:151.70
20110810-0061433



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$41,000.00**

Affiant

Subscribed and sworn to before me this 8th day of August, 2011.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Bradley	SAME	071-07-0-173.00
1719 Luton Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eddie Loturco and wife, Helen Loturco**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Bradley**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 and the northerly 5 feet of Lot No. 14 on the plan of Resubdivision of I.D. Luton's Addition, of record in Book 974, page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of said adjacent Lot adjoin and front together 80 feet on the easterly side of Luton Street and run back on the northerly line 192.3 feet and on the southerly line 195.3 feet to a dead line on which they measure together 80 feet.

Being the same property conveyed to David M. Dunn, unmarried, by deed from Robert L. Holcomb, a single man, on April 22, 1999, of record in Book 11447, page 275, Register's Office for Davidson County, Tennessee. And further conveyed to Eddie Loturco and wife, Helen Loturco by Quitclaim Deed from David M. Dunn, unmarried on April 14, 2011 of record in Instrument Number 20110419-0030125, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 55, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4166, page 338, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1719 Luton Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 6th, 2011.

Eddie Loturco

Helen Loturco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eddie Loturco and wife, Helen Loturco** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8TH, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY