WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080424 DEEDWARR
Recvd: 12/20/11 10:44 2 pgs
Fees:13.00 Taxes:532.80

20111220-0099200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF December, 2011

Notary Public

MY COMMISSION EXPIRES: 4.21.13

(AFFIX SEAL)

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Caputo	People's Home Equity	173040A04700CO
(NAME)	(NAME)	
137 Brian Circle	213 Ward Circle, # 201	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Karen Thorpe and Dwight Frederick,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Caputo, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot(s) 47, as shown on the map entitled Oak Highlands, Phase I, a Planned Unit Development, of record as Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KAREN D. THORPE and DWIGHT D. FREDRICK, by deed from TIM RUDD, of record as Instrument No. 20020307-0028446, dated February 27, 2002, said Register's Office.

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 hand(s) this day 12/16/11.

Karen Thorpe, Seller

Dwight Frederick, Seller

STATE of TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karen Thorpe and Dwight Frederick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 16th Day of December 2011.

My Commission Expires: MAR 1 0 2012

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
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