THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Boulevard
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20120082900 DEEDWARR
Recvd: 10/31/12 11:18 2 pgs
Fees:13.00 Taxes:599.40

20121031-0099953

File: 2012090258

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amanda K. Rathe 2715 Mailan Drive Nashville, TN 37206-1012	Franklin American Mortgage Company 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	073-13-0-157.00

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, **ANTHONY DESOTO AND MICHELLE DESOTO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA K. RATHE AND HUSBAND, GRANT R. RATHE, AS TENANTS BY THE ENTIRETY,** 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:

BEING LOT NUMBER 60, ON THE PLAN OF MAILAN HEIGHTS SUBDIVISION, as shown by Plat of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony Desoto and Michelle Desoto, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 04/03/2012 and recorded 04/13/2012 of record in Instrument No. 20120413-0031872, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the Plat of record in Plat Book 1835, Page 90, 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 (X) property, known as: **2715 Mailan Drive, Nashville, TN 37206-1012**

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.

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Witnessed this the 29th day of October, 2012.

Anthony DeSoto

Michelle DeSoto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Samuel F. Anderson, a Notary Public of the County and State first above written, do hereby certify that Anthony DeSoto and Michelle DeSoto, the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the within named bargainor(s) and who acknowledged the execution of the within instrument for the purposes herein contained.

Witness my hand and official seal this the 29th day of October, 2012.

My Commission expires: 01/07/13

Notary Public, Samuel F. Anderson

SAMUEL F. ANDERSON SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00.

Affiant

Subscribed and Sworn to before me on this the 29th day of October, 2012.

My Commission expires: 01/07/13

Notary Public, Samuel F. Anderson

SAMUEL F. ANDERSON SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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