Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $424,500.00

Affiant

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 26th day of February, 2013.

Notary Public
My commission expires: March 8, 2016

BOX 50-B
TO: BANKERS TITLE & ESCROW
3310 WEST END AVE.
[illegible] TN 37203

02-1301-48254

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Eleanor Carr<br>[redacted]<br>115 Chatsworth Dr.<br>Nashville TN 37215 | Franklin American Mortgage Corp<br>501 Corporate Centre Dr, Ste 400<br>Franklin, TN 37067 | 131-01-0-F- 012.00<br>CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vincent H. Santoro, Jr. and wife, Barbara L. Santoro, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eleanor Carr,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Chatsworth, of record in Book 5200, Page 575, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vincent H. Santoro, Jr. and wife, Barbara L. Santoro by deed from Elbert O. Garner and Brenda H. Garner, husband and wife, dated December 30, 2004, recorded January 3, 2005, of record in Instrument No. 20050103-0000642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 115 Chatsworth Dr., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130017204 DEEDWARR
Recvd: 03/01/13 12:33 2 pgs
Fees:13.00 Taxes:1570.65
20130301-0020814

WITNESS my hand this 26th day of February, 2013.

Vincent H. Santoro, Jr.

Barbara L. Santoro

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vincent H. Santoro, Jr. and Barbara L. Santoro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of February, 2013.

State of Tennessee at Large

My Commission expires
1/9/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON