WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Teresa Glass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2013.

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry T. Curtis	On Q Financial, Inc.	04208018100
(NAME)	(NAME)	
348 Nesbitt Lane	4800 N. Scottsdale Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121629

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Robert W. Rittman and wife, Linda E. Rittman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Henry T. Curtis, a single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Plan of Filmore Place, as of record in Instrument 20050614-0067969, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Robert W. Rittman by Warranty Deed from Matt Manson, unmarried, dated May 2, 2006 and filed of record in Instrument 20060505-0052650, Register's Office for Davidson County, Tennessee.

Linda E. Rittman joins in this conveyance to convey any and all marital interest she may have.

unimproved ☐

This is improved ☒ property, known as 348 Nesbitt Lane, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130026325 DEEDWARR
Recvd: 04/02/13 09:31 2 pgs
Fees:13.00 Taxes:477.30
20130402-0032059

Witness my hand this 28th day of March, 2013.

Robert W. Rittman

Robert W. Rittman

Linda E. Rittman

Linda E. Rittman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert W. Rittman, *the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert W. Rittman executed the within instrument for the purposes therein contained.

*and wife, Linda E. Rittman

Witness my hand and official seal this 28th day of March, 2013.

Commission expires: 9-21-15

Sonya M Branham

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY