WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030994 DEEDWARR
Recvd: 04/16/13 10:46 2 pgs
Fees:13.00 Taxes:443.26
20130416-0037673

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,800.00

Lynn J Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2013

Georgette R Kennedy
Notary Public:

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ashley Ann Caruso	Franklin American Mortgage	Parcel ID:
306 Monaco Dr.	501 Corporate Centre Dr.	07506011700
Hermitage, TN 37076	Franklin, TN 37067	

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

Susie ME Martin and husband, Omar Aguilar

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ashley Ann Caruso , an unmarried woman*
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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, Register's Office for said County, described as follows:

Said Lot No. 14 fronts 46.97 feet on the southerly side of Monaco Drive and extends back 157.59 feet on the easterly line which is a broken line and 126.25 feet on the westerly line in the rear on which it measures 85.00 feet.
*Ashley Caruso and Ashley Ann Caruso are one and the same person.
BEING the same property conveyed to Susie ME Martin by deed from Shavonda Crawford and Jeff Crawford, of record in Instrument 20050303-0023404, dated February 4, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4341, Page 247, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 306 Monaco Dr., Hermitage, TN 37076

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 our hands this 15th day of April, 2013.

Susie ME Martin

Susie ME Martin

Omar Aguilar

Omar Aguilar

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 Susie ME Martin and Omar Aguilar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2013.

My Commission Expires: 9-9-14

Notary Public

