BILL GARRETT, Davidson County
Trans:T20130036379 DEEDWARR
Recvd: 05/02/13 09:52 2 pgs
Fees:13.00 Taxes:416.25
20130502-0044108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 112,500.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROETZER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOAN REEVES **JUDITH P. HARRISON**	**NEW OWNER**	**163160C13100CO**
1812 ISABELLE LANE	**SAME**	
ANTIOCH, TN 37013		

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 ACKNOWLEDGE, WE,

CHLOE L. CERUTTI MARRIED, and AARON T. CERUTTI HER HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOAN REEVES AND JUDITH P. HARRISON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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(s) 131, as shown on the map entitled Plan of Matlock, Phase 1, of record in Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103, 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 CHLOE L. CERUTTI, MARRIED AND AARON T. CERUTTI HER HUSBAND BY CASH DEED FOR TENNESSEE FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 12/18/2012 RECORDED ON 12/26/2012 IN INSTRUMENT NO. 20121226-0118335 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO SECRETARY OH HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEES DEED FROM SHAPIRO & KIRSCH, LLP DATED 03/30/2012 RECORDED ON 06/14/2012 IN INSTRUMENT NO. 20120614-0052351 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO BRETT M. ELLIS, UNMARRIED BY WARRANTY DEED FROM STEPHEN STEELE AND WIFE, DEDRA STEELE DATED 05/28/2010 RECORDED ON 06/07/2010 IN INSTRUMENT NO. 20100607-0044139 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1812 ISABELLE LANE, ANTIOCH, TN 37013.

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 in 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 24th day of April, 2013.

CHLOE L. CERUTTI

AARON T. CERUTTI

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford AR

Personally appeared before me, a Notary Public of said County and State, CHLOE L. CERUTTI and AARON T. CERUTTI, the within named Grantors, 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, at office, this 24th day of April, 2013.

Notary Public

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 8.16.14