WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,742.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4.25.2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L Rader and William Rader	Franklin American Mortgage Company	17204A01600 CO
(NAME)	(NAME)	
1413 Timber Ridge Circle	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Debra A. Locurto and Chris N. Locurto, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Rader and William Rader, 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 No. 61 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, page 857, 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 Debra A. Locurto and Chris N. Locurto, married, by deed of record in Instrument Number 1999120802301001, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, page 773, as record in Book 9700, page 857, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 11629, Page 906, Instrument No. 20020722-0087704, and Instrument No. 20021121-0144877, Register's Office for Davidson County, Tennessee. Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612 & Book 11356, page 815, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, page 773, Register's Office for Davidson County, Tennessee. Easement for Ingress and Egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee. Deed to Highlands of Brentwood HOA of record in Book 11629, page 906, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1413 Timber Ridge Circle, Nashville, TN 37211

(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 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.

BILL GARRETT, Davidson County
Trans:T20130044193 DEEDWARR
Recvd: 05/28/13 13:15 2 pgs
Fees:13.00 Taxes:942.55
20130528-0053501

Witness our hands this 23rd day of May, 2013.

Debra A. LoCurto

Chris N. LoCurto

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra A. Locurto and Chris N. Locurto, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of May, 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013