WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065277 DEEDWARR
Recvd: 07/31/13 09:10 2 pgs
Fees:13.00 Taxes:721.50
20130731-0079539

R-CBB-13-5153

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Amanda Still
Affiant

Subscribed and sworn to before me this 25th DAY OF July, 2013.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 9/20/15
(AFFIX SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otto K.Williams	New owner	
5153 W Oak Highland Dr	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		173-04-0A-129.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARK CHIRICO, A MARRIED MAN AND VALERIE CHIRICO, SPOUSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OTTO K.WILLIAMS, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 129 ON THE PLAN OF PHASE I OF OAK HIGHLANDS OF RECORD IN PLAT BOOK 6900, PAGE 432-435, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARK CHIRICO, A MARRIED MAN AND VALERIE CHIRICO, SPOUSE BY DEED FROM JAMES L. TRIMBACH AND WIFE, TERRIE J. TRIMBACH OF RECORD AT INSTRUMENT NO. 20090820-0078460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 5, 2009 AND RECORDED ON AUGUST 20, 2009.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 6900, PAGE 432-435; PLAT BOOK 6900, PAGE 431; BOOK 7350, PAGE 24; BOOK 7367, PAGE 587; BOOK 8765, PAGE 77; BOOK 10181, PAGE 986; BOOK 10548, PAGES 501&503; INSTRUMENT NUMBERS 20000428-0042354; 20020725-0089130; 20020725-0089131; BOOK 7367, PAGE 615, BOOK 8765, PAGE 90; BOOK 7337, PAGE 529; BOOK 8765, PAGE 100; INSTRUMENT NUMBER 20070807-0093758; BOOK 7437, PAGE 697; INSTRUMENT NUMBER 20000502-0044049; 20000425-0041127; 20020619-0074183; 20040217-0017737; BOOK 1318, PAGE 518; BOOK 7189, PAGE 379; BOOK 7748, PAGES 408, 412, 448, 453; BOOK 7893, PAGE 334; INSTRUMENT NUMBER 20001002-0097139; AND BOOK 9487, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5153 W Oak Highland Dr, Antioch, Tennessee 37013
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of July, 2013.

Mark Chirico

Valerie Chirico

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Chirico and Valerie Chirico, the within named bargainor, 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, this the 25th day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903