WARRANTY DEED

G-VRES-13-1205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Amanda Todaro
Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Michele K. Williams	Sumner Bank & Trust	
1205 Brenner Drive (ADDRESS)	967 A Grassland Place (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	141-12-0-B 069.00CO

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, we SALVADOR I. TODARO AND CHARMAINE B. TODARO, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELE K. WILLIAMS AND MICHAEL A. TRISTAN, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORHSIP , 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. 62, ON THE PLAN OF PHASE 3, SOUTHAMPTON, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 689 & 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SALVADOR I. TODARO AND WIFE, CHARMAINE B. TODARO BY WARRANTY DEED FROM CHRISTOPHER KEEGAN AND WIFE, LEE O'MALLEY KEEGAN, DATED 07/23/2010 AND FILED FOR RECORD ON 07/26/2010 IN BOOK 5200, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 689 AND BOOK 5200, PAGE 690; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6120, PAGE 450 AMENDED IN BOOK 6231, PAGE 63; BY-LAWS OF RECORD IN BOOK 6355, PAGE 517; CHARTER OF THE HOA OF RECORD IN BOOK 6323, PAGE 132; QUITCLAIM DEED TO HOA OF RECORD IN BOOK 7385, PAGE 769 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1205 Brenner Drive, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans: T20130098885 DEEDWARR
Recvd: 11/21/13 10:13 2 pgs
Fees: 13.00 Taxes: 740.00
20131121-0119984

Witness my/our hand(s) this 15th day of November, 2013.

Salvador I. Todaro by John Gleaves,
Attorney in Fact

Charmaine B. Todaro by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SALVADOR I. TODARO AND CHARMAINE B. TODARO and who acknowledged he executed the same as the free act and deed of the said SALVADOR I. TODARO AND CHARMAINE B. TODARO.

Witness my hand and official seal, this the 15th day of November, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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