WARRANTY DEED

R-VRES-13-5003

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Charles Webster Locuson, II	New Owner (NAME)	
5003 W Durrett Dr (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	147-10-0-054.00

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 LORI JEANINE RIDGEWAY, UNMARRIED AND KIMBERLY DAWN COUNCIL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES WEBSTER LOCUSON, II, AND KRISTIN ~~XX~~ *LOCUSON, HUSBAND AND WIFE, 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: *Ackerman

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 299 ON THE PLAN OF CALDWELL COUNTRY ESTATES, SECTION FIVE OF RECORD IN PLAT BOOK 3300, PAGE 16, 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 LORI RIDGEWAY BY DEED FROM KEITH E. HECKEL AND WIFE, JANET M. HECKEL OF RECORD IN BOOK 11463, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 1999 AND RECORDED ON MAY 5, 1999; AND

BEING THE SAME PROPERTY CONVEYED TO LORI JEANINE RIDGEWAY AND KIMBERLY DAWN COUNCIL BY DEED FROM LORI RIDGEWAY OF RECORD AT INSTRUMENT NO. 20080729-0077643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 24, 2008 AND RECORDED ON JULY 29, 2008.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3300, PAGE 16; BOOK 3279, PAGE 556, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5003 W Durrett Dr, Nashville, Tennessee 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 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:T20130103734 DEEDWARR
Recvd: 12/11/13 14:18 2 pgs
Fees:13.00 Taxes:832.50
20131211-0125643

Witness my/our hand(s) this 9th day of December, 2013.

Lori Jeanine Ridgeway

Kimberly Dawn Council

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Jeanine Ridgeway and Kimberly Dawn Council, 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 9th day of December, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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