Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Rachelle Cawdell
Affiant

Subscribed and sworn to before me, this 2nd day of February, 2015.

Notary Public
My commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20150008475 DEEDWARR
Recvd: 02/03/15 12:11 2 pgs
Fees:13.00 Taxes:249.75
20150203-0010038

05-1412-66451

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas Ralph Dano 521 Chikasaw Trail Goodlettsville, TN 37072	Douglas Ralph Dano 521 Chikasaw Trail Goodlettsville, TN 37072	061-03-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine Dano-Luttjohann, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas Ralph Dano, a married man, hereinafter called the Grantees, their successors 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 No. 98, on the Plan of Section One, Gra Mar Acres, of record in Book 2133, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas Ralph Dano and Katherine Dano-Luttjohann by Executor's Quitclaim Deed from Douglas Ralph Dano, Executor of the Estate of Ralph Emerson Dano, now deceased, (who was predeceased by his wife, Addie Louise Smith Dano), dated August 1, 2014, recorded August 26, 2014, of record in Instrument No. 20140826-0077758, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, nor Grantor's spouse, or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4412 Saunders Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of January, 2015.

X Katherine Dano-Luttjohann

Katherine Dano-Luttjohann

STATE OF X California
COUNTY OF X Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Dano-Luttjohann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ She executed the within instrument for the purposes therein contained.

Witness my hand in ~~Hendersonville~~ Concord, ~~TN~~ CA, this 29 day of January, 2015.

X Donna Phelps

Notary Public

My Commission expires: January 14, 2019

DONNA PHELPS
COMM. #2093757
Notary Public · California
Contra Costa County
My Comm. Expires Jan. 14, 2019