Box 13

WARRANTY DEED

F987



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

x Carl A. Hooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Hooks	Carl Hooks	72-2-170
(NAME) 1107 Kirkland Lane	(NAME) 1107 Kirkland Lane	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, Curtiswood, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Hooks, and Katheryn Griffen, 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:

Land in Davidson County, Tennessee, being Lot No. 2 of the Plat of Subdivision of Lot No. 45 and the Westerly One-half of Lot 44 on the Plan of Inglewood Place, as of record in Book 547, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 68 feet on the Northerly side of Kirkland Avenue and runs back 186.5 feet on the East line and 192.5 feet on the West line to a dead line and measures 45 feet on the said dead line.

Being the same property as conveyed to Curtiswood, LLC by deed of record in instrument #20010510-0048672, Register's Office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 1107 Kirkland Lane, Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 06/29/01 08:58 2pgs
Fees:11.00 Taxes:466.20



20010629-0068869

Witness our hands this 26th day of June. 2001.

Curtiswood. LLC

By: Robert Bond Miller

Attest: _____

STATE OF TENNESSEE

Corporate Notary:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of TN, Davidson County aforesaid, personally appeared Robert Bond Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~/herself to be the member of the Curtiswood, LLC a ~~corporation~~, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as member.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of June, 2001

Notary Public
Commission expires: 6/26/2002

VICTOR R. HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Power of Attorney Notary
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19___, before me personally appeared _____, the person who executed the foregoing instrument on behalf of _____ and acknowledged that he/she executed the same as the free act and deed of the said _____, through Power of Attorney granted _____ by the said _____.

_____
Notary Public
Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 19____.

_____
Notary Public
Commission expires:_____

Partnership Notary
STATE OF_____
COUNTY OF_____

Before me, the undersigned, a Notary Public, in and fore the State and County aforesaid, personally appeared_____ with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to