File Box 13

WARRANTY DEED



#2818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

x 89,000 tmb

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2002.

Elizabeth E Triplett

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Cox and Monte Manor	~~American Wholesale Lender~~ Countrywide Home Loans, Inc.	69-15-33
(NAME)	~~6400 Legacy Drive~~ 7105 Corporate Drive PTX910 (NAME)	
1604 East Stewart Lane		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/29/02 15:43 2pgs
Fees:13.00 Taxes:329.30

20020129-0012636

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 L.L.C, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Cox unmarried and Monte Manor unmarried, 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:

JVC

BEING Lots Nos. 2 & 3 on the Resubdivision of a part of Lot No. 2 on the Plan of the Lands of Richard Hyde as of record in Book 4955, page 53, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 2 and 3 adjoin and front together 129.59 feet on the curving southeasterly margin of East Stewart Lane and extends back between lines measuring 232.19 feet on the southwesterly line and 291.20 feet on the northeasterly line in the rear measuring 69.26 feet thereon.

Being the same property conveyed to Curtiswood, LLC, by deed of record in Instrument No. 20011011-0110847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1604 East Stewart Lane, Nashville, TN 37218
(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.

Witness our hands this 28th day of January, 2002.

Curtiswood L.L.C

By: Robert Bond Miller

Attest: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of 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 to be the Member of Curtiswood, LLC 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 28th day of January, 2002.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.