# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Tiffany L Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2002.

Tracey Tyler
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

WILSON COUNTY TENN. TRACEY TYLER NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 02/25/02 09:51 2pgs
Fees:13.00 Taxes:506.90
20020225-0023501

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tiffany L. Curtis | Volunteer Trust Mortgage Corporation | Map 108 |
| (NAME) 1065 Fitzpatrick Road | (NAME) 301 S. Perimeter Park Drive | Group 04-0 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville Tennessee 37211 | Parcel 222 |
| (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,**
**Janice M. Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
**Tiffany L. Curtis, a married person and George E. Curtis, a married person, 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:**

Being Lot No. 370 on the Plan of Larchwood, Section Seven, as of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janice M. Smith, unmarried by deed from Jimmy A. Adams and Frances M. Adams of record in Deed Book 9735, page 817, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7216, Page 574, Register's Office of said County.

By-Laws in Book 6299, Page 166, Register's Office for said County.

Deed of Conveyance in Book 7240, Page 467, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 6434, Page 906 and Book 6592, Page 366, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1065 Fitzpatrick Road, Nashville, TN 37214

(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 my/our hand(s) this 14th day of February, 2002.

Janice M. Smith

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Janice M. Smith, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/14/2002

My Commission Expires: 3/23/06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY

**File Number2201401**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122