WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/02 12:10 2pgs
Fees:13.00 Taxes:806.60

20020313-0031698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00 ,

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20-

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul B. Curran Jr.	Union Planters Bank, National Association	160-02-0-35
(NAME) 807 Redwood Drive	(NAME) 2019 Richart Jones Rd.	
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Nashville, TN 37215	
(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, **John Mollenhauer, a single person**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul B. Curran, Jr. and wife, Peggy B. Curran**, 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. 4 on the Plan of Forest Acres Subdivision, Section Two, as of record in Plat Book 1424, Page 17, 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 John Mollenhauer by deed of record in Book 9474, page 944, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 1540, Page 426, Register's Office of said County.

Subject to all matters as set forth per Plat Book 1424, Page 17, Register's Office of said County.

Sewer and Drainage Easement as shown of record in Deed Book 7382, Page 797, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 807 Redwood Drive, Nashville, TN 37220

(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 21st day of February, 2002.

John Mollenhauer by Karen Josephson

John Mollenhauer
By: Karen Josephson, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared, John Mollenhauer, with whom I am personally acquainted and who, under oath, acknowledges that he executed the foregoing instrument for the purposes therein contained and did so as his free act and deed on this the 21st day of February, 2002.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS the 21st Day of February, 2002.

NOTARY PUBLIC

My Comm. Expires: _____

File Number: 12201108

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, A Notary Public in and for said County and State, personally appeared the within named Karen Josephson, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for John Mollenhauer, and that she is authorized by John Mollenhauer to execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIA SEAL ON THIS THE 21st day of February, 2002.

NOTARY PUBLIC

My Comm. Expires: 7/20/03

