WARRANTY DEED

Book 13

2945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2002.

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
Varnie Barker	SouthTrust Mortgage Corporation DBA EquiBanc Mortgage	80-4-61
(NAME)	(NAME)	
1708 Hospital Road	1850 Parkway Place Suite 920	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Marietta, GA 30067	
(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 Varnie Barker, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 04/22/02 13:40 2pgs
Fees:13.00 Taxes:351.50
20020422-0049492

unimproved ☒
This is improved ☐ property, known as 1708 County Hospital Road, 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 9th day of April, 2002.

Curtiswood LLC

By: Robert Bond Miller

Attest:

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), an who, upon oath, acknowledged himself/herself to be the President of Curtiswood LLC a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this ~~26th~~ 9th day of ~~May~~ April, 2002.

Commission expires: May 26, 2002

Notary Public

EXHIBIT A

BEING parts of Lots. 6 and 7 of Block No. 2 on the map showing G. T. Sheegog's Subdivision at Bordeaux as of record in Book 421, page 191, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the unrecorded Plan of the Resubdivision of Lots No. 1 and 8 of Block No. 2 in said Sheegog's Subdivision, described as follows:

BEGINNING in the center of Asylum Road at a point 198.0 feet northeast of the center line of the Old Hydes Ferry Pike, said point being the corner of Lots No. 13 and 14; thence with the line between said two lots, southeastwardly 250.0 feet, more or less, to the easterly line of said unrecorded subdivision; thence with said line, northeastwardly to the corner of Lots No. 12 and 13; thence with the line between said two lots, northwestwardly 250.0 feet, more or less, to the center of Asylum Road; thence with said road, southwestwardly 50.0 feet to the beginning.

Being the same property conveyed to CURTISWOOD, LLC, by deed of record in Instrument No. 20011002-0106117, Register's Office for Davidson County, Tennessee.

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