WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/02 12:59 2pgs
Fees:13.00 Taxes:166.50

20020812-0097140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20-03

(AFFIX SEAL)

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
Curtis Wood, LLC	Curtis Wood, LLC	72-10-0-315 72-10-0-315
(NAME) Curtis Wood, LLC 1638 Chase Street	(NAME) 1638 Chase Street	
(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, Harold Laster, Jr., and Fetima Laster, HOL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Wood, LLC, 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. 36, on the plan of Charles U. Coggins First Addition as shown by plat of record in Plat Book 421, page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold Laster, Jr., and Fetima Laster by Quitclaim deed dated 10/12/98 and recorded in Book 11154, page 457, Register's Office for Davidson County, Tennessee.

County Taxes for the year 2001 paid in the amount of $532.43 and all subsequent years, a lien, but not yet due and payable. Map 72-10-0-315

Subject to all matters as set forth per Plat Book 421, Page 33, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1638 Chase Street, 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.

Witness my/our hand(s) this 19th day of July, 2002.

Harold D. Laster, Jr.

Fetima M. Laster Johnson

Todd Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Harold D. Laster, Jr. and Fetima Laster, and husband, Todd Johnson, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledges that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

The within named Fetima Laster and Fetima M. Laster Johnson being one and the same person.

WITNESS MY HAND AND OFFICIAL SEAL on this the 19th day of July, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12205032

RETURN TO:

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

Todd Johnson, spouse of the within named Fetima Laster, joins in this conveyance for the sole purpose of conveying any and all right in title he may have to subject property, especially his marital rights, if any.