Box 13
4884

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires ~~MAY 23, 2006~~

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,182.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title Escrow 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Donnelly	Joseph Donnelly	83-13/515
(NAME) 1606 Shelby Ave.	(NAME) 9139 Hester Beasley Rd 1606 Shelby Ave	
(ADDRESS) Nashville, TN	(ADDRESS) 37221 Nashville, TN ~~37206~~	
(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 Joseph Donnelly, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office of said County, said Lot No. 14 fronts 50 feet on the southerly side of Shelby Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property as conveyed to Curtiswood, LLC by deed of record in instrument # 20011121-0128113, said Register's Office.

unimproved ☒

This is improved ☒ property, known as 1606 Shelby Ave., Nashville, TN 37206

(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.

Davidson County DEEDWARR
Recvd: 02/06/03 15:40 2pgs
Fees:13.00 Taxes:559.38

20030206-0016729

Witness our hands this.

Curtiswood, LLC

By: Robert Bond Miller
Manager

Attest:

STATE OF TENNESSEE

COUNTY OF

On this the 31st day of December, 2002, before me personally appeared Robert Bond Miller, the person who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, adknowledged himself to be the executive member of the Curtiswood a LLC, and that he as such executive member exeuted the foregoing instrument for purposes therein contained, by signing the name of the copropation by himself as executive member

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Beth Triplett
Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006