03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 13:58 2pgs
Fees:13.00 Taxes:1021.20

20030422-0053078

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

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
Larry R Curtis	National Bank of Commerce	Map 64-02, 32.00
(NAME) 206 Montchanin Drive	(NAME) P.O. Box 30046	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Durham, NC 27702-3046	
(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 R. Jones and Wife, Maryann Jones , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R Curtis and Wife, Martha L. Curtis , 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. 196 on the Plan of Brandywine Farms, Section Nine, as shown by plat of record in Plat Book 4460, page 40, 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 R. Jones and Wife, Maryann Jones by deed from M.V. Devendrappa and wife, Bharathi Devendrappa of record in Deed Book 10653, page 977, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 3816, page 544, 3843-951, 3886-720, 3936-811, 4102-870, 4242-678, 4498-896 and Book 4626, Page 81, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 206 Montchanin Drive, Old Hickory, TN 37138

(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 15th day of April, 2003.

Harold R. Jones

Maryann Jones

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harold R. Jones and Wife, Maryann Jones the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/15/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE TENN. WILSON COUNTY

File Number2303401
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122