# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$324,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Eric Hastings** | **Countrywide Home Loans** | **117-5-72** |
| (NAME) | (NAME) | |
| **3606 Woodmont Blvd.** | **2021 North Gallatin Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Madison, TN 37115** | |
| (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, **BERTHA T. CURTIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC HASTINGS AND WIFE, JENNIFER PAIGE HASTINGS,** 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:

LAND in Davidson County , Tennessee, being the westerly 98 feet of Lot No. 8 and the easterly 10 feet of Lot No. 7 on the Plan of the Henry Sparry Subdivision, as of record in Book 974, page 21, Register's Office for said County.
SAID parts of Lots Nos. 7 and 8 front together 108 feet on the northerly side of Woodmont Boulevard and run back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to Charles R. Curtis and wife, Bertha T. Curtis by deed from Dorothy G. Eldredge, unmarried of record in Book 3927, page 871 Register's Office for Davidson County, Tennessee. The said Charles R. Curtis is now deceased.

This conveyance is subject to any and all existing easements and restrictions of record in Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3606 Woodmont Blvd., Nashville, TN 37215**

(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 hand this 21st day of August, 2003.

Bertha Curtis
by Robert J. Curtis
Attorney in Fact

Bertha Curtis
By: Robert Curtis, her Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/02/03 09:37 2pgs
Fees:13.00 Taxes:1198.80

20030902-0126343

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Curtis with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Bertha T. Curtis and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public




My Commission Expires JULY 21, 2007