WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/08/04 11:09 2pgs
Fees:13.00 Taxes:1045.25

20040408-0040190

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-17-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig T. Brown	SunTrust Mortgage, Inc.	83-9-420
(NAME)	(NAME)	
1406 Woodland Street	201 4th Ave. No.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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 Craig T. Brown and wife, Jana L. Brown, 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 Lot No. 4 of Block "A" on the Plan of the Lindsley Home Place, which is of record in Plan Book 2, Page 92, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtiswood, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20030211-0018900, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1406 Woodland Street, 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.

Witness my hand this 7th day of April, 2004.

Curtiswood, LLC

By: Robert Bond Miller
Robert Bond Miller
Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Bond Miller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Mgr. of the Curtiswood LLC a ~~corporation~~, and that as such Chief Mgr., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ by himself as Chief Mgr.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2004.

Commission expires:

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006