WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/04 12:13 2pgs
Fees:13.00 Taxes:60.31

20040507-0052319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2004.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1581

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtiswood, LLC	New Owner	071-15-0 453.00
(NAME) 4010 Iroquois Avenue	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the WOODROOF FAMILY TRUST, AND Mildred W. Davis, Individually, and Gloria W. Luttrell, Individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtiswood, LLC, a Tennessee Limited Liability Company, 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 the southerly 12-1/2 ft. of Lot No. 45 and the northerly 25 ft. of Lot No. 46 on the Plan of Sharpe and Horn's First Addition to Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said parts of Lots Nos. 45 and 46 front together 37-1/2 ft. on the easterly side of Stainback Avenue and run back between parallel lines 153 ft. to an alley.

Being part of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of THE WOODROOF FAMILY TRUST, by QuitClaim Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, Deceased, dated January 22, 1987, of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1209 Stainback Avenue, Nashville, TN 37207

(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 our hands this 29th day of April, 2004.

Woodroof Family Trust

BY: Mildred W. Davis, Trustee
Mildred W. Davis, *Trustee

Mildred W. Davis
Mildred W. Davis, Individually

BY: Gloria W. Luttrell, Trustee
Gloria W. Luttrell, *Trustee

Gloria W. Luttrell
Gloria W. Luttrell, Individually

*Co-

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mildred W. Davis and Gloria W. Luttrell with whom I am personally acquainted and who upon his/her oath (s) acknowledged themselves to be the Trustees respectively of the WOODROOF FAMILY TRUST the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the WOODROOF FAMILY TRUST, by the said Mildred W. Davis and Gloria W. Luttrell as such Trustees .

Witness my hand and official seal at office at Hermitage, Tennessee on this the 29th day of April, 2004.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Short
Notary Public

My Commission Expires: 11-25-07

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred W. Davis, Individually, and Gloria W. Luttrell, Individually, the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 29th day of April, 2004.

Commission Expires: 11-25-07

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076