WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$24,500.00**

Susan Mott
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/15/04 09:48 3pgs
Fees:18.00 Taxes:90.65
20041115-0136610

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 8000 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curbside Properties, LLC	Curbside Properties, LLC	69-16-58
(NAME)	(NAME)	
1617 Elizabeth Road	1617 Elizabeth Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, William Thomas Pentecost, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Curbside Properties, LLC, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Agreement for Dedication of Easement for sanitary sewer and or storm drainage purposes as of record in Book 3958, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1617 Elizabeth Road, Nashville, TN 37218
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2004.

William Thomas Pentecost

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, William Thomas Pentecost, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 29th day of October, 2009.

Commission expires:

03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Land in the 13th, formerly the 23rd, Civil District of said County, being the westerly 100 feet of Lot No. 3 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street at the southeast corner of the property conveyed to Thomas J. carter and wife by deed from J.J. Holzapfel's and wife, of record in Book 1848, page 384, Register's Office for said County, and being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 156.15 feet; thence eastwardly 100 feet; thence southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said Street west wardly 100 feet to the beginning.

Being the same property conveyed to William Thomas Pentecost by Deed from Melvin H. Pentecost and wife, Mattie L. Pentecost dated February 13, 1953 and filed for record in Book 2135, page 469, Register's Office for Davidson County, Tennessee.