WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2005.

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
Richard A. Roberts	**Richard A. Roberts**	**142-9-E-29CO**
(NAME)	(NAME)	
1229 General George Patton Road	**1229 General George Patton Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(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, **MAURY WAYNE CURRY AND CAROL SUE WOODARD, BROTHER AND SISTER, THE SOLE DEVISEES, AND MAURY WAYNE CURRY IN HIS CAPACITY AS THE SOLE EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF NATHAN BRICE CURRY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. ROBERTS AND WIFE, JENNY L. ROBERTS,** 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:

UNIT NO. 1229, together with the Carport designated No. 1229-C in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property , co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nathan B. Curry and wife, Vera E. Curry by deed from Haury & Smith contractors, Inc., of record in Book 6426, page 672 Register's Office for Davidson County, Tennessee. The said Vera E. Curry predeceased her husband who died on December 16, 2004, leaving a Last Will and Testament that was probated in the 7^{oi} circuit Court of Davidson County, Tennessee under Docket No. 05P-56 and recorded in Volume 5753 Instrument No. 1763181 in the Probate Court Clerk's Office for Davidson County, Tennessee. Maury Wayne Curry and Carol Sue Woodard were named in said Will as the sole devisees under the Residuary Clause of the Will which also authorized the executor, Maury Wayne Curry to sell any real property. In as much as this conveyance is taking place prior to the expiration of the four (4) month statutory period allowed for filing claims against the estate, both the devisees and the executor are names as grantors herein and any net proceeds from the sale will be paid over to the estate pending further orders of the Probate Court.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1229 General George Patton Drive, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/14/05 08:48 2 pgs
Fees:13.00 Taxes:610.50

20050214-0016233

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 3rd day of February, 2005.

Maury Wayne Curry, Executor

Estate of Nathan Brice Curry

By: Maury Wayne Curry

Maury Wayne Curry

Carol Sue Woodard by Carolyn P. Curry

Carol Sue Woodard by: Carolyn P. Curry, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Maury Wayne Curry , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2005.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn P. Curry with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Carol Sue Woodard and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2005.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for the State and county aforesaid, personally appeared Maury Wayne Curry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, having the authority in his capacity as the Executor under the Last Will and Testament of Nathan Brice Curry acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2005.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public