Box 13 # 9769

WARRANTY DEED

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

x Alfred Faria
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2005.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Faria	Alfred Faria	71-15-453
(NAME)	(NAME)	
501 Holt Valley Road	501 Holt Valley 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, Curtiswood, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Faria, married, 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 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.

Being the same property conveyed to Curtiswood, LLC, a Tennessee Limited Liablity Company, by deed of record in Instrument No. 20040507-0052319, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1209 Stainback Ave., 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.

Davidson County DEEDWARR
Recvd: 06/02/05 15:04 2 pgs
Fees:13.00 Taxes:259.00
20050602-0062682

Witness my hand this 16th day of May, 2005.

Curtiswood, LLC, a Tennessee Limited Liability Company

By: Robert Bond Miller

Robert Miller
Bond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

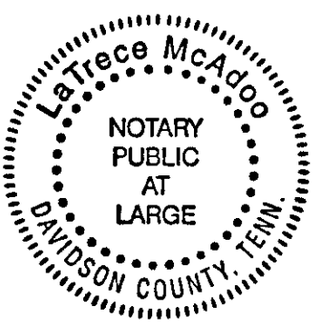
Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Robert Bond Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Curtiswood, LLC a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public



My Commission Expires MAY 28, 2006