# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 13:35 2 pgs
Fees:13.00 Taxes:268.01
20050913-0110001

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,435.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 9 DAY OF ~~AUGUST~~ September, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/19/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

f-3511

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Curtiswood, LLC | Same | 043-06-0-030.00 |
| (NAME) | (NAME) | |
| 4010 Ivanhoe Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Household Financial Center, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Curtiswood, LLC,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 7 on the Plan of Madison Park, Section 2 of record in book 3106, Page 141, Register's Office for said County.

Said Lot No. 7 fronts 78.92 feet on the southerly side of Anderson Lane and extends back 132.23 feet on the westerly line and 119 feet on the easterly line to a broken line in the rear on which it measures 90.22 feet.

Included in the above description but expressly excluded in this conveyance is the following parcel that was conveyed to L.A. Gillem and wife, Clara B. Gillem by Warranty Deed from Ted Dibbrell Apple and wife, Betty Jo Apple, dated August 9, 1967, of record in Book 4176, Page 702, and described as follows:

Beginning at a point in the southern boundary line of Anderson Lane, which point is the common corner of Lot Nos. 7 and 8 of the map of Madison Park, Section 2 as recorded in Book 3106, Page 141, RODC; thence running in a southerly direction along the boundary lines of said two lots 132.23 feet to a point in the rear; thence running eastwardly along the southern boundary line of Lot No. 7 for 10 feet to a point; thence running northerly approximately 133 feet more or less to the point of beginning.

Being the same property conveyed to Household Financial Center Inc. by Substitute Trustee's Deed, dated January 6, 2005, of record in Instrument No. 20050222-0018946, Register's Office for Davidson County, Tennessee.

NOTE: Prior conveyance did not include portion of property conveyed out by Warranty Deed Book 4176, Page 702, said Register's Office. This correction is incorporated herein by reference.

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 620 Anderson Lane, Madison, TN 37115

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

**TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Curtiswood, LLC and his/her/their assigns, forever.**

Said Household Financial Center, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Center, Inc., has executed this deed this 26 th day of August, 2005.

Household Financial Center, Inc.

By: _____

Its: Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MARIA ORTEGA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/~~herself~~ to be the AVP respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2005.

Commission expires:

A. BRUNSWIG
Commission # 1564084
Notary Public - California
Los Angeles County
My Comm. Expires Mar 25, 2009

_____
Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027