WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/05 08:28 2 pgs
Fees:13.00 Taxes:1165.50

20050928-0116442

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT-LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 3702

PH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juli-Kay Baumann	ARK-LA-Tex Financial Services LLC DBA BenchMark Mortgage	115-3-39
(NAME)	(NAME)	
733 Richfield Drive	16000 Dallas Pkwy Ste. 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas TX 75248	
(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,

George Edward Curvin III and wife, Amy G. Curvin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juli-Kay Baumann, a single women

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 Lot No. 166 on the Plan of Brook Meade, Section V, as of record in Book 2133, Page 102, Register's Office for Said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to George Edward Curvin, III and Amy L. Gray by Warranty Deed from Tara E. Cavazos, dated February 25, 1999, of record in Book 11359, Page 702, Register's Office for Davidson County, Tennessee. Amy L. Gray having since married now being known as Amy G. Curvin.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 733 Richfield Drive, Nashville, TN 37205

(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 22nd day of September, 2005.

George Edward Curvin III by Amy G. Curvin, attorney in fact

George Edward Curvin III by Amy G. Curvin Attorney In-fact

Amy G. Curvin

Amy G. Curvin

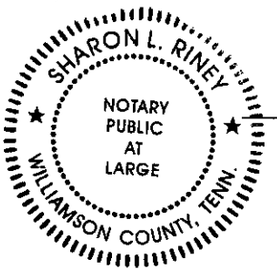
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 22nd day of September 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Amy G. Curvin, married, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September 2005.

Commission expires: 5-27-07



Sharon L. Riney

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 22nd day of September 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Amy G. Curvin, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of George Edward Curvin III, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said George Edward Curvin III.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

