BOX 13
10494

WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2005.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtiswood, LLC	Curtiswood, LLC	51-1-7
(NAME) 1014 Due West Avenue North	(NAME) 4010 Iroquois Ave ~~1014 Due West Ave. North~~	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville TN. 37205 ~~Madison, TN 37115~~	
(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, Timothy Shawn Wornica, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtiswood, 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:

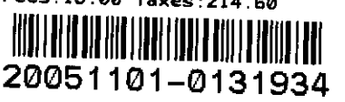
Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 13 on the Map of Due West Valley Acres, not of record, and described according to a survey of John Kohl, dated December 2, 1968, as follows: Beginning at a point in the northerly margin of new Due West Avenue, said point being located 1905.97 East of the intersection of the northerly margin of New Due West Avenue and the Easterly margin of Dickerson Road, thence northwardly 588.7 feet, more or less, to a point; thence eastwardly 50 feet to a point; thence southwardly 592.95 feet to a point at the northerly margin of new Due West Avenue; thence with the said margin westerly 50 feet to the point of beginning.

unimproved ☐

This is improved ☒ property, known as 1014 Due West Avenue North, Madison, TN 37115
(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: 11/01/05 13:05 2 pgs
Fees:13.00 Taxes:214.60



20051101-0131934

Being the same property conveyed to Timothy Shawn Wornica, by deed of record in Instrument No. 20051004-0119309, Register's Office for Davidson County, Tennessee.

Witness my hand this 28 day of Sept, 2005.

Timothy Shawn Wornica

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Shawn Wornica 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of Sept, 2005.

Commission expires: 7-25-09

Heidi Jo Clayton

Notary Public

