WARRANTY DEED

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,306.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huddleston	Charles Huddleston	070-090-022.00
4608 Ashland City Hwy. Nashville, TN 37218 (CITY) (STATE) (ZIP)	4608 Ashland City Hwy. Nashville, TN 37218 (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, Leonard Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3308 Curtis Street, Nashville, TN 37218
(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 my hand this 3rd day of January, 2006.

Leonard Smith

Leonard Smith

Davidson County DEEDWARR
Recvd: 01/09/06 10:14 2 pgs
Fees:13.00 Taxes:252.73

20060109-0002751

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Leonard Smith, the bargainor(s), with whom I am personally aquainted 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 January, 2006.

Commission expires:

RACHEL BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
May 23, 2009

EXHIBIT A

LAND in Davidson County, Tennessee, being Tract No. 3 of a survey made by Carroll, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots 20, 21, and 24, in the H. L. Simpkins Division of the L. G. Curtis Land, as of record in Book 547, page, 39, Register's Office for Davidson County, Tennessee.

Said Tract No. 3 fronts 60 feet on the North side of Curtis Street and Extends back between parallel lines 200 feet to a dead line in the rear, on which is measures 60 feet.

Being the same property conveyed to Leonard Smith and wife, Bettie Ann Smith by deed from Bill L. Duke and wife, Brenda S. Duke, filed for record on December 28, 1977 in Book 5237, Page 289, Register's Office for Davidson County, Tennessee. Further conveyed to Leonard Smith by Quitclaim Deed from Bettie Ann (Holt) Smith of record in Book 6347, Page 446, said Register's Office.

The legal description contained in herein is the same as the previous deed of record.