WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 15:07 2 pgs
Fees:13.00 Taxes:473.60

20060602-0065386

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN C. ASBERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 140
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Lee Taylor	Tonya Lee Taylor	51-1-7
(NAME) 1014 Due West Avenue N	(NAME) 1014 Due West Avenue N	
(ADDRESS) Madison, TN 37115	(ADDRESS) 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, Curtiswood, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Lee Taylor, 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 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.

Being the same property as conveyed to Curtiswood, LLC of record in instrument # 20051101-0131934, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 1014 Due West Avenue N, 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.

Witness my hand this 31st day of May, 2006.

Curtiswood, LLC

By:

Curtiswood, LLC

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Bond Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who further acknowledged that he is the Chief Manager of Curtiswood, LLC and as such Chief Manager is authorized by Curtiswood, LLC to execute the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2006.

Commission expires:

Victor Hazelwood — Notary Public

