# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/06 08:33 2 pgs
Fees:13.00 Taxes:595.70

20060621-0073867

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

DELAWA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca V. DeVane | RMC Vanguard Mortgage Corp. | Map 172-8-O |
| (NAME) 1541 Celebration Way | (NAME) 1111 North Loop West | Group B |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Houston, TX 77008 | Parcel 4-CO |
| (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, Katie Getzinger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca V. DeVane, 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:

Being Lot No. 4 on the Plan of Revised Phase One, Bridle Downs, as shown of record in Plat Book 6900, Page 701-703, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul J. Currie and wife, Barbara A. Currie by Warranty Deed from David B. Cross and wife, Tonda G. Cross filed of record in Book 11637, Page 735, and further conveyed by Quitclaim Deed from Barbara A. Currie to Paul J. Currie filed of record in Instrument No. 20020507-0055665, and further from by Quitclaim Deed from Paul J. Currie to Katie Getzinger filed for record in Instrument No. 20060621-0073866, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6900, Page 701-703, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7448, Page 772; Book 8814, Page 631; Book 9818, Page 68 and Book 9873, Page 497,Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 8814, Page 639, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement as shown of record in Book 7797, Pages 477 and 485, Register's Office of Davidson County, Tennessee.

Subject to Deed for common areas to homeowners association as shown of record in Book 8838, Page 983, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Book 7266, Page 813, Register's Office of Davidson County, Tennessee.

Subject to Charter for homeowners association as shown of record in Book 8814, Page 604, Register's Office of Davidson County, Tennessee.

Subject to any homeowners association dues that may me assessed.

unimproved ☐

This is improved ☒ property, known as 1541 Celebration Way, Nashville, TN 37211
(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 16th day of June, 2006.

Katie Getzinger

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Katie Getzinger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of June, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY