58 b

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 09:01 2 pgs
Fees:13.00 Taxes:935.20

20061020-0130246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,757.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 6, 2006.
My Commission Expires SEPT 20, 2009

(AFFIX SEAL)

KAY M TENPENNY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben L. Speer, Trustee	Same as New Owner	83-10-310
(NAME) Post Office Box 40201	(NAME)	
(ADDRESS) Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Curtiswood, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Ben L. Speer Living Trust, dated April 25, 2005 Ben L. Speer, Trustee, HEREINAFTER CALLED THE GRANTEE, ITTS SUCCESSORS 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 Number 58 on the Plan of Lockland Subdivision, of the Chadwell Home Place record in Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Curtiswood, LLC by deed of record in instrument # 20040512-0054860, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 1805 Woodland Street, Nashville, TN 37206

(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 GRANTEE, its successors and assigns forever; and does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successor 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 October, 2006.

Curtiswood, LLC

By: _____

Robert Bond Miller, Chief Manager

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 acknowledged himself to be the Chief Manager of Curtiswood, LLC, the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Curtiswood, LLC as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 2006.

Commission expires: ~~October 6, 2006~~
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~Victor Hazelwood~~ Notary Public