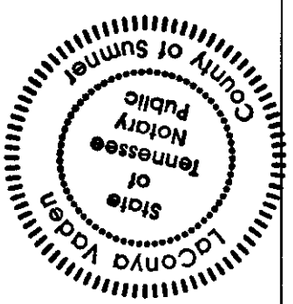
File No. 261200676

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/05/07 10:16 2 pgs
Fees:13.00 Taxes:338.55
20070105-0002159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Michael Philbin	New South Federal Savings Bank, ATIMA	81-1 37
(NAME) 1804 Hailey Ave.	(NAME) P. O. Box 202028	
(ADDRESS) Nashville, TN	(ADDRESS) Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Michael Ray Curtis, Timothy Dale Curtis, and Marcie Lynn Castellarin, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Michael Philbin, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), 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 southwesterly part of Lot No. 61 and the northwesterly part of Lot No. 62 on the Map of Haley's Subdivision of part of Block 5 in G.T. Shengog's Subdivision at Bordeaux, as or record in Book 547, Page 155 at the Register's Office for Davidson County, Tennessee, being Lots Nos. 4, 5, and 6 of Block "A" on an unregistered plan of Haley's Subdivision of part of Block 5 in G.T. Shengog's Subdivision at Bordeaux.

According to an unregistered plan said Lots Nos. 4, 5, and 6 front together 75 feet on the southwesterly side of Haley Avenue and run back between lines, 173.3 feet on the northeasterly line and 176.4 feet on the southeasterly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Byron W. Curtis and Eleanor Louise Curtis, both unmarried as joint tenants with the right of survivorship by quit claim deed from Byron W. Curtis, unmarried, of record in Instrument 20010301-0019226, Register's Office for said County.

The said Eleanor Louise Curtis died leaving the property vested in Byron W. Curtis, the surviving joint tenant.

The said Byron W. Curtis died on November 20, 2005 leaving a Will dated November 27, 2002. Kenneth Ray Curtis was named Executor of the Estate by Will admitted to Probate on 12/05/2005 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 05P1869.

The said Kenneth Ray Curtis disclaimed and renounced his ¼ interest in the personal and real property by Disclaimer of Interest of Interest in Decedent's Estate, of record in Instrument No. 20060628-007342.

Being the same property conveyed to Michael Ray Curtis, Timothy Dale Curtis, and Marcie Lynn Castellarin, as joint tenants with right of survivorship by Executor's Quit Claim Deed from Kenneth Ray Curtis, Executor of record in Instrument No 20061218-0155594, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1804 Hailey Ave., Nashville, TN

(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 22nd day of December, 2006.

Marcie Lynn Castellarin

Michael Ray Curtis

Timothy Dale Curtis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Ray Curtis, Timothy Dale Curtis, and Marcie Lynn Castellarin, as joint tentants with right of survivorship, 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 purposes therein contained.

Witness my hand at office this 22nd day of December, 2006.

Commission expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 4/10/08

Notary Public

File Number: 261200676

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075