WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 11:19 2 pgs
Fees:13.00 Taxes:832.50
20070118-0007387

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16th** DAY OF **January, 2007**

Notary Public

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis E. Curtis and Kelly S. Curtis	**SunTrust Mortgage, Inc.**	**083-09-0-124.00**
(NAME) **1104 Forrest Avenue**	(NAME) **201 4th Avenue North, 6th Floor**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Nashville, TN 37219**	
(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, **Ornella Zoia, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis E. Curtis and Kelly S. Curtis, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 25, BRANSFORD MCWHIRTER RESUBDIVISION OF THE ALLISON PLAN, as shown on plat of record in Plat Book 161, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ornella Zoia, unmarried by Warranty Deed from Michael K. Hester, unmarried, recorded on the 31st day of May, 1995 in Deed Book 9685, Page 29, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1104 Forrest Avenue, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **January, 2007**.

Ornella Zoia

Ornella Zoia

BY: Eric T.Byford, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of January, 2007, before me personally appeared Eric T. Byford, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ornella Zoia, and who acknowledged that he executed the same as the free act and deed of the said Ornella Zoia, by virtue of a Power of Attorney, duly executed and appearing of record in Book ____ 20070118-0007386 , said Register's Office..

Witness my hand and official seal at Brentwood, Tennessee.

_____
NOTARY

My Commission Expires: _____

