# WARRANTY DEED

Return To: File box 9B
First Title and Escrow Co. Inc
2000 Richard Jones Rd Ste #110
Nashville, TN 37215
File #26281

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Elizabeth Davis | SunTrust Mortgage, Inc. | 083-03-0-211.00 |
| (NAME) | (NAME) | |
| 1309 Riverside Dr. | P.O. Box 305110 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37230-5110 | |
| (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 Sarah Elizabeth Davis,** 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:

* a Nevada limited liability company,

**and husband, Christopher M. Davis

Land in Davidson County Being the southerly one-half of Lot No.2 on the plan of Mrs. Minnie Martin of Lot. No. 58 and Part 59, Brownsville, of record in Book 547, page 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No.2 fronts 50 feet on the easterly side of the Riverside Boulevard, and runs back between parallel lines, 242.5 feet to a dead line.

Being the same property conveyed to Curtiswood ,LLC, by deed of record in Instrument No. 20050608-0065345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1309 Riverside Drive, 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.

Davidson County DEEDWARR
Recvd: 02/28/07 15:13 2 pgs
Fees:13.00 Taxes:954.60
20070228-0024913

Witness my hand this 22nd day of February, 2007.

Curtiswood, LLC, a Navada limited liability company

By: _____

Curtiswood, LLC, a Nevada limited liability company
Robert Bond Miller, Client Member

STATE OF TN

COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF COUNTY AFORESAID, PERSONALLY APPEARED robert bond miller, WITH WHOM I AM PERSONALLY ACQUAINTED, (OR PROVED TO ME ON THE SASIS OF SATISFACTOR'' EVIDENCE), AND WHO UPON OATH, ACKNOWLEDGED HIMSELF/HERSELF TO BE THE client member OF CURTISWOOD LLC, A NEVADA LIMITED LIABILITY COMPANY AND THAT HE AS SUCH client member EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF CURTISWOOD LLC, A NEVADA LIMITED LIABLITY COMPANY BY HIMSELF/HERSELF AS client member.

Witness my hand and official seal at Nashville, Tennessee this. 22nd day of February 2007

Commission expires: 3.20.10

_____
Notary Public

Beth Triplett
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County