WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 10:44 2 pgs
Fees:13.00 Taxes:477.30
20070402-0038787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/26/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANITA LEGGETT DAVIDSON COUNTY, TENN.

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
Luis F. Tapia-Ayala	Micasa of America LLC	43-6-30
(NAME)	(NAME)	
620 Anderson Lane	1011 Cherry Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37203	
(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 Luis F. Tapia-Ayala, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Madison Park, Section 2 of record in Book 3106, Page 141, Register's Office for said County.

Said Lot No. 7 fronts 78.92 feet on the southerly side of Anderson Lane and extends back 132.23 feet on the westerly line and 119 feet on the easterly line to a broken line in the rear on which it measures 90.22 feet.

Included in the above description but expressly excluded in this conveyance is the following parcel that was conveyed to L.A. Gillem and wife, Clara B. Gillem by Warranty Deed from Ted Dibbrell Apple, dated August 9, 1967, of record in Book 4176, Page 702, and described as follows:

Beginning at a point in the southern boundary line of Anderson Lane, which point is the common corner of Lot Nos. 7 and 8 of the map of Madison Park, Section 2, as recorded in Book 3106, Page 141, RODC; thence running in a southerly direction along the boundary lines of said two lots 132.23 feet to a point in the rear; thence running eastwardly long the southern boundary line of Lot No. 7 to 10 feet to a point; thence running northerly approximately 133 feet more or less to the point of beginning.

Being the same property conveyed to Curtiswood, LLC, by deed of record in Instrument No. 20051227-0153296, 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 620 Anderson Lane, Madison, TN 37115

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILE BOX 45

Witness my hand this 30th day of March, 2007.

Curtiswood, LLC

By: _____

Curtiswood, LLC

STATE OF TENNESSEE

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 basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Curtiswood LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2007.

Commission expires: 3-20-10

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Notary Public

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