



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: Daphne Barnes

(AFFIX SEAL) MY COMMISSION EXPIRES: December 28, 2010

$24.00

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Decuir	Fifth Third Mortgage Company	161-11A-109.00CO
(NAME)	(NAME)	
486 Huntington Ridge Road	210 E. Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(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,

PATRICK DECUIR AND WIFE, DESMARIE J. DECUIR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER A. DECUIR AND WIFE, REIJIN S. DECUIR,

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 unit no. 109 on the Plan of Huntington Ridge Townhouse, of record in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick DeCuir, married by deed from Westminster Homes, Inc. of record in Book 11058 and Page 572 on 7/31/1998 and filed for record on 08/10/1998, Register's Office for said County.
Being the same property conveyed to Desmarie J. DeCuir, a 50% undivided interest by deed from Patrick J. DeCuir of record in Instrument 200008220083170 on 08/15/2000 and filed for record on 08/22/2000, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 486 Huntington Ridge Road, Nashville, TN 37211

(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: 07/02/07 13:16 2 pgs
Fees:13.00 Taxes:601.25
20070702-0078702

Witness my/our hand(s) this 28th day of June, 2007.

Patrick DeCuir

Desmarie J. DeCuir

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick DeCuir and Desmarie J. DeCuir, the bargainor(s), 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 and official seal at Shelby, Tennessee this 28th day of June, 2007

Commission expires:

Notary Public

MY COMMISSION EXPIRES:
December 28, 2010

JENNIFER STEWART-OUTTEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY