03

Realty Title Box 48A

WARRANTY DEED

File Number: 70534

Davidson County DEEDWARR
Recvd: 04/18/08 14:08 2 pgs
Fees:13.00 Taxes:155.40

20080418-0039700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2012
(AFFIX SEAL)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S Curry	Jeffrey S Curry	093-16-0-117.00
(NAME) 83 Maury Street #1	P.O. BOX 733 (NAME)	
(ADDRESS) Nashville, TN 37210	GREENVILLE, KY (ADDRESS) 42345	
(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, William Patton Jr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S Curry, 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:

83 Maury Street #1, Nashville, TN 37210 **Map 093-16-0 Parcel 117.00**

Land in Davidson County, Tennessee, being the southern 9 feet of Lot No. 117 and the northerly half of Lot No. 118 in Maury & Claiborne's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 21, Pages 84 and 85 of the Register's Office Davidson County, Tennessee.

Said tract fronts 26 ½ feet on the east side of Maury Street and runs back between parallel lines 165 feet to an alley 20 feet wide.

Being the same property conveyed to William Patton, Jr. from Laura Spencer by Warranty Deed on September 24, 1992, in record Book 8736, Page 793, Register's Office Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependants.

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

unimproved ☐

This is improved ☒ property, known as 83 Maury Street #1, Nashville, TN 37210
(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.

Witness my hand this 11th day of April, 2008.

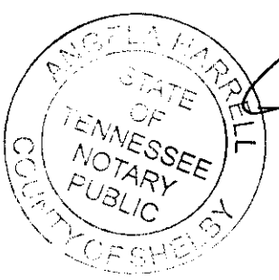
William Patton Jr

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Patton, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William Patton Jr. executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2008.

Commission expires: 4/28/09



Notary Public