WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/09 14:15 2 pgs
Fees:13.00 Taxes:685.61
20090227-0017431

State of Tennessee)
County of Davidson)

09-01-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of February, 2009.

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~04/03/11~~ 5-8-2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAM B. CURRY AND STEVEN L. CURRY AND MARY B. CURRY	COUNTRYWIDE BANK, FSB	146-15
(NAME) 5217 Anchorage Drive	(NAME) P.O. Box 660694	146.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARY R. BRATTON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAM B. CURRY, UNMARRIED, STEVEN L. CURRY AND WIFE, MARY B. CURRY**, hereinafter called the Grantee(s), 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. 59, Haileywood Estates, Section 4**, of record in Book 2330, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 59 fronts 103 feet on the westerly side of Anchorage Drive and extends back 337 feet on the northerly line and 241.8 feet on the southerly line to a dead line, measuring 140.5 feet, thereon.

BEING the same property conveyed to GEORGE R. BRATTON AND WIFE, MARY R. BRATTON, by Deed from ROBERT H. SNOW AND WIFE, PATRICIA P. SNOW, dated January 13, 1961, of record in Book 3178, Page 217, Register's Office for Davidson County, Tennessee. GEORGE R. BRATTON is now deceased and title having vested in MARY R. BRATTON as surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **5217 Anchorage Drive, Nashville, TN, 37220.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 27th day of February, 2009.

Mary R. Bratton
MARY R. BRATTON

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 **MARY R. BRATTON, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2009.

My Commission Expires: ~~01/03/11~~ 5-8-2012

Susan B. Evans
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee F. Kennedy
DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~01/03/11~~ 5-8-2012

Susan B. Evans
Notary Public

