Warranty Deed

BILL GARRETT, Davidson County Trans:T20090056038 DEEDWARR Recvd: 08/17/09 13:21 2 pgs Fees:13.00 Taxes:832.50 20090817-0077141	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Debbie Mann Affiant Subscribed and sworn to before me, this the 14th day of August, 2009. Deborah H. Berrie Notary Public My commission expires: 3/20/2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janeen Burlison	SunTrust Mortgage	Map: 083-09
1104 Forrest Avenue	901 Semmes Avenue	Parcel: 124
Nashville, TN 37206	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TRAVIS E. CURTIS AND KELLY S. CURTIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANEEN BURLISON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 25, Bransford McWhirter Subdivision of the Allison Place, of record in Book 161, page 109, revised in Book 332, page 20, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Travis E. Curtis and Kelly S. Curtis, husband and wife by deed from Ornella Zoia, unmarried of record in Instrument 200701180007387, said Register's Office, dated January 16, 2007.

This conveyance is subject to: Taxes for 2009, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161, Page 109, said Register's Office.

This is improved property known as 1104 Forrest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2009.

Travis E. Curtis

Kelly S. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Travis E. Curtis and Kelly S. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2009.

Notary Public

My Commission Expires: November 22, 2010

