Box 13 # 15280

WARRANTY DEED



STATE OF TN
COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Falcon Jr.	Bank of America, N.A.	172-10A-5
(NAME)	(NAME)	
3 Todgers Court	801 Crescent Center Drive #510	172 010 A 00500
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(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 Keith A. Falcon Jr., 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:

Being Lot No. 5, on the Plan of Copperfield, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Curtiswood, LLC by deed of record in instrument # 20080822-0086615, said Register's Office for said County, TN.

unimproved ☐

This is improved ☒ property, known as 3 Todgers Court, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20090066133 DEEDWARR
Recvd: 09/29/09 09:53 2 pgs
Fees:13.00 Taxes:640.10
20090929-0090248

Witness my hand this 21st day of September, 2009.

Curtiswood, LLC

By: _____
Robert Bond Miller, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Bond Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Chief Manager of Curtiswood, LLC and as such Chief Manager executed the within instrument for the purpose therein contained by signing his name Robert Bond Miller as Chief Manager for Curtiswood, LLC.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2009.

Commission expires: 3/20/2010

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

~~Victor Hazelwood~~ Notary Public