File No. 291100239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/23/13

(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtiswood, LLC	Curtiswood, LLC	132-10-59
(NAME) 891 Curtiswood Lane	(NAME) →	
(ADDRESS) Nashville, TN 37204	(ADDRESS) →	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, William Lewis Rudolph and wife, Jeanne Fisher Rudolph,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Curtiswood, LLC**, hereinafter called the grantee(s), 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 all of Lot No. 4 on the Plan of Halcyon Acres, of record in Plat Book 3600, Page 75, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Lewis Rudolph and wife, Jeanne Fisher Rudolph, by deed from W. Joe Diehl, Jr. and wife, Nancy F.W. Diehl, of record in Book 3914, Page 619, dated July 20, 1965 and filed for record on July 21, 1965, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 3600, Page 75, said Register's Office.

Driveway Easement of record in Book 3916, Page 759, said Register's Office.

Driveway Easement of record in Instrument 200404280048203, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090080096 DEEDWARR
Recvd: 11/25/09 10:31 2 pgs
Fees:13.00 Taxes:2867.50
20091125-0108397

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 891 Curtiswood Lane, Nashville, TN 37204
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 23rd day of November, 2009.

William Lewis Rudolph

Jeanne Fisher Rudolph

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William Lewis Rudolph and Jeanne Fisher Rudolph, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained

Witness my hand at office this 23rd day of November, 2009.

Commission expires: 10/23/13

Notary Public

DONALD H. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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RETURN TO: