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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10070774** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of July, 2010.<br><br>Notary Public<br>My Commission Expires: 5/18/2012 |

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100048678 DEEDWARR
Recvd: 08/06/10 11:28 2 pgs
Fees:13.00 Taxes:1665.00
20100806-0062122

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Alexander N. Curtis and Marjorie Curtis<br>3818 Abbott Martin Road<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>116-12-50.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter M. Adams and Elinor H. Adams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander N. Curtis and wife, Marjorie Curtis** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, WOODMONT LANE HOMESITES, BLOCK G, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Peter M. Adams and Elinor H. Adams, husband and wife by Deed from Ryan C. Doyle and wife, Lindsey V. Doyle, recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017483, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, BLOCK G, as recorded in Plat Book 1130, Page(s) 13, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 3913, Page 984.

This is improved property located at 3818 Abbott Martin Road Nashville TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of July, 2010.

Peter M. Adams

Elinor H. Adams

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter M. Adams and Elinor H. Adams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2010.

Notary Public

My Commission Expires: 11/22/10

