03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $51,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 26th day of January, 2012.

Notary Public
My commission expires:

03-1103-36987

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria P. Shockley	New Owner	51-08-0-142
313 Milliken Bend Road		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joe A. Curtis and Mary Curtis Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maria P. Shockley, hereinafter called the Grantees, their successors 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. 2, on the Plan of Curtis Subdivision, Part of Lot 11 on the Map of Montague, of record in Instrument No. 20040519-0058825, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Herman W. Curtis and wife, Dorothy Huss Curtis, by deed from Zona B. Robinson dated November 26, 1958, recorded December 1, 1958, in Book 2856, Page 494, Register's Office for Davidson County, Tennessee. Dorothy Huss Curtis died, Herman W. Curtis subsequently died, testate, in April of 2006, and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 06P-1045, and of record in Instrument No. 20070816-0097846, Register's Office for Davidson County, Tennessee, devised subject property to Joe A. Curtis, James H. Curtis and Mary Curtis Brown. James H. Curtis having subsequently died, intestate, on September 13, 2011, with his Estate being probated before the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 12P - 139, leaving Joe A. Curtis and Mary Curtis Brown as his only heirs at law. *ELIZABETH C. BROWN AND MARY CURTIS BROWN BEING ONE AND THE SAME PERSON.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 313 Milliken Bend Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120008475 DEEDWARR
Recvd: 02/03/12 12:08 2 pgs
Fees:13.00 Taxes:188.70
20120203-0010030

WITNESS my hand this 26th day of January, 2012.

Joe A Curtis by Elizabeth C Brown
Joe A. Curtis,
By: Elizabeth C. Brown, Attorney in Fact

Mary Curtis Brown
Mary Curtis Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Curtis Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 26th day of January, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Elizabeth C. Brown, 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 herein contained, and who further acknowledged that she is the attorney in fact for Joe A. Curtis aka Joseph Alan Curtis and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 26th day of January, 2012.

Notary Public

My Commission Expires: 2/11/2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013