WARRANTY DEED

ET-12-2458

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Robert Sanders Hite
Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sanders Hite	Robert Sanders Hite	
7105 Peach Ct., Suite 212 (ADDRESS)	(NAME) 7105 Peach Ct., Suite 212 (ADDRESS)	72-2-7.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA F. CURTIS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT SANDERS HITE, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 81 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.
Said part of Lot No. 81 begins at a point where Lots Nos. 81 and 82 intersect with the railroad right-of-way and runs back with the Westerly line of Lot No. 82 and the Westerly side of Coney Street and Iverson Avenue Southeriy 110 feet to a point on the Easterly line of said Lot No. 81; thence at right angles Westerly 118 feet to the railroad right-of-way; thence with said railroad right of way Northerly 165 feet to the beginning, said part of Lot No. 81 being a triangular lot.

Being the same property conveyed to Lewis F. Curtis and wife Sandra F. Curtis by Warranty Deed from Randell Averell Conner and wife Virginia Ann Conner, recorded on the 26th day of July, 1979 in Deed Book 5471, Page 633, in the Register's Office of Davidson County, Tennessee. Said Lewis F. Curtis having since died, leaving Sandra F. Curtis as surviving tenant by the entirety.

This conveyance is subject to (1) county taxes for the year 2012 and subject years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF MAYNOR PLACE, as recorded in Plat Book 843, Page(s) 24; (3) Railroad Right of Way described in Deed recorded in Book 5471, Page 633; Register's Office of Davidson County, Tennessee, any and all existing easements, reservations, and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3213 Coney Street aka 1001 Iverson Avenue, Nashville, Tennessee 37216
(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), their 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), 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.

Witness my/our hand(s) this 29th day of February, 2012.

Sandra F. Curtis
Sandra F. Curtis

BILL GARRETT, Davidson County
Trans:T20120016102 DEEDWARR
Recvd: 03/05/12 14:04 2 pgs
Fees:13.00 Taxes:199.80
20120305-0019187

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of February, 2012, before me personally appeared Sandra F. Curtis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of February, 2012.

Beverly J. Heatherly
Notary Public
My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520