BILL GARRETT, Davidson County
Trans:T20120039272 DEEDWARR
Recvd: 05/30/12 09:16 2 pgs
Fees:13.00 Taxes:1455.95

20120530-0046474

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $393,500.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2012.

Notary Public
My commission expires:

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1205-37703

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica K. Byrd 831 Evansdale Drive Nashville TN 37220	SunTrust Mortgage Inc. 1001 Semmes Ave Richmond VA 23224	146-10-0-041

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, Susan Melinda Curtis, Successor Trustee for The Allan S. Curtis Living Trust dated December 13, 2000, as amended January 18, 2008 and Susan Melinda Curtis, Successor Trustee for The Dorothy S. Curtis Family Credit Shelter Trust U/A dated December 13, 2000, as amended January 18, 2008, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica K. Byrd, 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. 21 on the Plan of Forest Park Revised of record in Book 3500, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan S. Curtis and wife, Dorothy S. Curtis by deed from Robert H. Dawson and wife, Mary G. Dawson, dated July 7, 1978, recorded July 10, 1978 in Book 5309, Page 8, Register's Office for Davidson County, Tennessee.

Allan S. Curtis and Dorothy S. Curtis conveyed subject property to The Allan S. Curtis Living Trust and The Dorothy S. Curtis Living Trust by Quitclaim Deed dated January 1, 2001, recorded March 2, 2001 in Instrument No. 20010302-0019919, said Register's Office.

Dorothy S. Curtis died June 27, 2010 and Allan S. Curtis became the Successor Trustee of The Dorothy S. Curtis Living Trust dated December 13, 2000, as amended January 18, 2008. Allan S. Curtis died September 27, 2010 and Susan Melinda Curtis became the Successor Trustee of said Trust.

Susan Melinda Curtis, Successor Trustee for The Dorothy S. Curtis Living Trust dated December 13, 2000, as amended January 18, 2008, conveyed the Trust interest to Susan Melinda Curtis, Successor Trustee for The Dorothy S. Curtis Family Credit Shelter Trust U/A dated December 13, 2000, as amended January 18, 2008 by Quitclaim Deed dated October 1, 2010, recorded October 11, 2010 in Instrument No. 20101011-0081428, said Register's Office.

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 831 Evansdale Drive, Nashville, TN 37220

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.

WITNESS my hand this 25th day of May, 2012.

Susan Melinda Curtis, Successor Trustee
Susan Melinda Curtis, Successor Trustee for The Allan S. Curtis Living Living Trust Dated December 13, 2008 As amended January 18, 2008

Susan Melinda Curtis, Successor Trustee
Susan Melinda Curtis, Successor Trustee for The Dorothy S. Curtis Family Credit Shelter Trust U/A dated December 13, 2000, as amended January 18, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Melinda Curtis, Successor Trustee for The Allan S. Curtis Living Trust dated December 13, 2000, as amended January 18, 2008 and Susan Melinda Curtis, Successor Trustee for The Dorothy S. Curtis Family Credit Shelter Trust U/A dated December 13, 2000, as amended January 18, 2008, 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 25th day of May, 2012.

Diane K. Mann
Notary Public

My Commission expires

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