WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Tozi Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Christopher Reid	Access National Mtg ~~NEW OWNER~~	14705023800
(NAME)	(NAME)	
271 Blackman Road	1800 Robert Fulton Dr #350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston VA 20191	
(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, **Roy L. Curtis and Pamela Jane Curtis as Co-Trustees of the Roy and Pamela Curtis 2006 Revocable Trust U/A dated October 10, 2006**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jon Christopher Reid , a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 230, on the Plan of Caldwell Country Estates, Section Four, of record in Plat Book 2854, page 101, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a more complete description of said lot.

Being the same property conveyed to Roy Curtis, a single person by Deed from 271 Blackman Land Trust, Vickie Jacobson, Trustee, dated 01/14/1999 and filed for record on 01/15/1999 in Book 11299, Page 717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy L. Curtis and Pamela Jane Curtis as Co-Trustees of the Roy and Pamela Curtis 2006 Revocable Trust U/A dated October 10, 2006 by Deed from Roy Curtis and wife, Pam Curtis, dated 10/10/2006 and filed for record on 10/20/2006 in Instrument 200610200130667, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120052765 DEEDWARR
Recvd: 07/18/12 09:29 2 pgs
Fees:13.00 Taxes:566.10
20120718-0063031

This conveyance is made subject to the following:

All matters as set forth per Plat Book 2854, Page 101, said Register's Office.
Joint Driveway Easement of record in Book 4155, Page 997, said Register's Office.
Trust Agreement of record in Instrument 200610200130666, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 271 Blackman Road, Nashville, TN 37211

(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/or 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/or 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 27th day of June, 2012.

Roy L. Curtis, Co- Trustee

Pamela Jane Curtis, Co- Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Curtis and Pamela Jane Curtis, Co-Trustees of the Roy and Pamela Curtis 2006 Revocable Trust U/A dated October 10, 2006, with whom I am personally acquainted, and who acknowledged that they executed the within instruments in the capacity and for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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