WARRANTY DEED

G-VRES-12-2025-330

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Jessica Oswalt Matson
Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Oswalt Matson	new owner (NAME)	
2025 Woodmont Blvd. #330 (ADDRESS)	(ADDRESS)	117-11-J-330.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(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 NANCY GEREN CURTIS AND HUSBAND EDWARD LEE CURTIS, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA OSWALT MATSON, A SINGLE PERSON , 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 UNIT NO. 330, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20040209-0015685 AND RE-RECORDED AS INSTRUMENT NO. 20040212-0017074 AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20050404-0036415 AND SECOND AMENDMENT OF RECORD AS INSTRUMENT NO. 20050512-0053861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO NANCY GEREN CURTIS, MARRIED BY WARRANTY DEED FROM B & D INVESTMENT GROUP, LLC, RECORDED ON THE 7TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060807-0096505, RE-RECORDED AT INSTRUMENT NO. 20060906-0110094, RE-RECORDED AT INSTRUMENT NO. 20060911-0111851, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EDWARD LEE CURTIS, JR. SPOUSE OF NANCY GEREN CURTIS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040209-0015685, RE-RECORDED AT INSTRUMENT NO. 20040212-0017074 AS AMENDED BY INSTRUMENT OF RECORD IN INSTRUMENT NOS. 20050404-0036415 AND 20050512-0053861; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20001109-0111657; RIGHT OF ENTRY AGREEMENT OF RECORD IN BOOK 9921, PAGE 620; EASEMENT OF RECORD IN INSTRUMENT NO. 20110930-0075711 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2025 Woodmont Blvd. #330, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20120064910 DEEDWARR
Recvd: 08/29/12 14:55 2 pgs
Fees:13.00 Taxes:518.00

20120829-0078193

Witness my/our hand(s) this 27th day of August, 2012.

Nancy Geren Curtis by Laura Mitchell, atty-in-fact

Nancy Geren Curtis by Laura Mitchell,
Attorney in Fact

Edward Lee Curtis, Jr by Laura Mitchell, atty-in-fact

Edward Lee Curtis, Jr by Laura Mitchell,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of August, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy Geren Curtis and Edward Lee Curtis, Jr. and who acknowledged she executed the same as the free act and deed of the said Nancy Geren Curtis and Edward Lee Curtis, Jr.

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

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903