Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0733

This instrument prepared by ~~and Record and Return to:~~
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 13-1001

WARRANTY DEED

THIS INDENTURE, made and entered into this 1/29/2013, by and between **Anna K. Curlee, an unmarried individual and Cullen B Curlee and Barbara B Curlee, husband and wife,** parties of the first part, and **Sarah Eucker, an unmarried individual,** party of the second part, N.

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No 89-B, of on the Plan of Patio Villa, Section Four, Zone Lot Division, Lots 87 thru 92 of record in Plat Book 5200, Page 632 And Amended In Book 82496900, page 538, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anna K Curlee, an unmarried woman and Cullen B Curlee and wife, Barbara B Curlee, as joint tenants with right of survivorship by deed from Gilbert L Smith, married of record as Instrument No 20110113-0003597, said Register's Office.

This conveyance is made subject to: any and all restrictions and easement of record

Parcel ID # **108-3-216**
☒ Improved OR
☐ Unimproved property located at: **1311 Cabana Ct., Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Anna K. Curlee

Cullen B Curlee by attorney in Fact
Cullen B Curlee

Barbara B Curlee by attorney in Fact
Barbara B Curlee

BILL GARRETT, Davidson County
Trans:T20130009529 DEEDWARR
Recvd: 02/04/13 14:22 2 pgs
Fees:13.00 Taxes:281.20
20130204-0011461

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anna K. Curlee* Cullen B Curlee and Barbara B Curlee*** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of January, 2013..

Vickie K Pruitt
Notary Public

My Commission Expires: 9/22/2014

* and as attorney in fact for

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 1515 VICKIE K. PRUITT Commission Expires 09/22/2016 ALCORN COUNTY

T.A.I.

Owner's Name: **Sarah Eucker**

and Address: **1311 Cabana Ct., Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Sarah N. Eucker
1311 Cabana Ct.
Nashville, TN 37214

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$76,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of January, 2013..

Notary Public

My Commission Expires: 3/28/15

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN