BILL GARRETT, Davidson County
Trans:T20130017281 DEEDWARR
Recvd: 03/01/13 14:12 2 pgs
Fees:13.00 Taxes:532.43
20130301-0020918

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1145

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2013.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CLAYTON J. CURTIS **4941 Buena Vista Pike** **Nashville, TN 37218**	SAME	**05900003902**

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, **Jerry W. Drake, Trustee or Sherry G. Drake, Trustee of The Jerry W. and Sherry G. Drake Revocable Trust, u/t/a/ dated November 6, 2007**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton J. Curtis, Unmarried**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682. Starting with said concrete highway monument, thence S 24 degrees 17 minutes 19 seconds E 432.25 ft. to an iron rod (new) in the west margin of Buena Vista Pike, the southeast corner of Lot 1 and the northeast corner of Parcel 39.03 belonging to Katherine Perry, recorded as Instrument No. 200002250018626 and the point of beginning of Lot 1 and proceeding: 1) with the north line of Perry S 69 degrees 32 minutes 25 seconds W 235.20 ft. to an iron rod (old) located 24.13 ft. northwest of a fence corner and in the northeast line of Lot 3; thence; 2) with the northeast line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 ft. to an iron rod (new) the southwest corner of Lot 2, thence; 3) with the south line of Lot 2 N 69 degrees 47 minutes 17 seconds E 240.51 ft. to an iron rod (new) set in the west margin of Buena Vista Pike; thence; 4) with said Pike a curve to the right having an arch length of 99.03 ft., a radius of 3426.47 ft., a central angle of 01 degrees 39 minutes 21 seconds and a chord bearing and distance of S 20 degrees 27 minutes 48 seconds E 99.03 ft. to the point of beginning.

Being the same property conveyed to Jerry W. Drake, Trustee or Sherry G. Drake, Trustee of The Jerry W. and Sherry G. Drake Revocable Trust, u/t/a/ dated November 6, 2007, by Special Warranty deed from The Bank of New York Mellon f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, N.A., as Trustee for the benefit of the Certificate Holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3 of record in Instrument Number 20120319-0023094, Register's Office for Davidson County, Tennessee

This is improved property known as 4941 Buena Vista Pike, Nashville, Tennessee 37218

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 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 26th day of February, 2013.

JERRY W. DRAKE, TRUSTEE OR SHERRY G. DRAKE, TRUSTEE OF THE JERRY W. AND SHERRY G. DRAKE REVOCABLE TRUST, u/t/a/ DATED NOVEMBER 6, 2007

By: Jerry W. Drake Trustee of the Jerry W. and Sherry G. Drake Revocable Trust

JERRY W. DRAKE, TRUSTEE OF THE JERRY W. AND SHERRY G. DRAKE REVOCABLE TRUST, u/t/a/ DATED NOVEMBER 6, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named JERRY W. DRAKE, TRUSTEE OF THE JERRY W. AND SHERRY G. DRAKE REVOCABLE TRUST, u/t/a/ DATED NOVEMBER 6, 2007, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26TH day of February, 2013.

Marka L. Nettle
Notary Public

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY