271,300.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046815 DEEDWARR
Recvd: 06/05/13 09:53 2 pgs
Fees:13.00 Taxes:1003.81
20130605-0056848

State of Tennessee)
County of Davidson)

13-04-016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of May, 2013

Notary Public

My Commission Expires: ~~09/09/14~~ 1/9/16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JESSE VERNON FRASURE and DANNIELLE NACOLE ERICKSON	Farmington Financial Group LLC	147-5-
(NAME) 4923 Danby Drive	(NAME) 2002 Richard Jones Rd., Suite 300A	191.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SPENCE LOUIS CURRY, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSE VERNON FRASURE, UNMARRIED and DANNIELLE NACOLE ERICKSON, UNMARRIED as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), their heirs 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. 43 on the Plan of Caldwell Country Estates, of record in Book 2663, Page 68 & 69, said Register's Office to which plan reference is hereby made for a complete and accuate description thereof.

Said Lot No. 43 fronts 85 feet on the southwesterly side of Danby Drive and extends back between parallel lines 255 feet to a deed line.

BEING the same property conveyed to Spence Louis Curry, by Deed dated January 15, 2005 from Caroline Hailey Knoch, unmarried of record in Instrument No. 20050126-0009806, Register's Office for Davison County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

LAUREN CURRY, spouse of the above named SPENCE LOUIS CURRY, joins in this conveyance for the purpose of releasing any and all rights that she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved X property known as: **4923 Danby Drive, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 31st day of May, 2013.

SPENCE LOUIS CURRY

LAUREN CURRY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SPENCE LOUIS CURRY AND LAUREN CURRY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2013.

My Commission Expires: 09/09/14

Notary Public