BILL GARRETT, Davidson County
Trans:T20130077407 DEEDWARR
Recvd: 09/06/13 11:47 2 pgs
Fees:13.00 Taxes:991.60

20130906-0094307

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of August, 2013

Angela G. Batson
Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

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
PATRICK FOSHEE & KYLIE FOSHEE	First Community Mtg.	146-15
(NAME)	(NAME)	
5217 Anchorage Drive	215 Robert Rose Drive	146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Murfreesboro, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) 37129 (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, **SAM B. CURRY, UNMARRIED and STEVEN L. CURRY AND WIFE, MARY B. CURRY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK FOSHEE AND KYLIE FOSHEE, HUSBAND AND WIFE**, 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. 59, Haileywood Estates, Section 4, of record in Book 2330, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 59 fronts 103 feet on the westerly side of Anchorage Drive and extends back 337 feet on the northerly line and 241.8 feet on the southerly line to a dead line, measuring 140.5 feet, thereon.

BEING the same property conveyed to SAM B. CURRY, UNMARRIED, STEVEN L. CURRY AND WIFE, MARY B. CURRY, by Deed from MARY R. BRATTON, UNMARRIED, dated February 27, 2009, of record in Instrument No. 20090227-0017431, Register's Office for Davidson 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.

THIS instrument is being executed in behalf of **SAM B. CURRY** pursuant to a Power of Attorney executed by same on the 27th day of August, 2013, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **5217 Anchorage Drive, Nashville, TN, 37220.**

(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 29th day of August, 2013

SAM B. CURRY

By: _____
STEVEN L. CURRY, ATTORNEY-IN-FACT

_____
STEVEN L. CURRY

_____
MARY B. 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 **STEVEN L. CURRY AND WIFE, MARY B. 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 29th day of August, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 29th day of August, 2013, before me personally appeared **STEVEN L. CURRY,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SAM B. CURRY,** and acknowledged that he executed the same as the free act and deed of the said **SAM B. CURRY.**

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM: SAM B. CURRY
TO: PATRICK FOSHEE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

_____
STEVEN L. CURRY, AFFIANT

Sworn to and subscribed before me this 29th day of August, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY