BILL GARRETT, Davidson County
Trans:T20140011517 DEEDWARR
Recvd: 02/19/14 08:55 2 pgs
Fees:13.00 Taxes:473.60

20140219-0014067

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Tonita S Fulks
Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Notary Public
My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 7-8-2014
WILSON COUNTY

05-1401-66188

Address of New Owner:	Send Tax Bills to:	Tax Information
Tonita S. Fulks 108 Ryburn Drive Old Hickory TN 37138	NEW OWNER	053-06-0-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lauren Curtis, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tonita S. Fulks, hereinafter called the Grantees, their successors 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(s) 36 and part of Lot 37, as shown on the map entitled the Plan of Fairway View, of record in Book 2900, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of lot number 37 is further described as follows: beginning at a point in the northwesterly margin of Ryburn Drive, said point being the corner to and in the property line of lot number 36; thence extending back with the line of lot number 36, 146.6 feet to a point in the rear line of lots number 36 & 37; said point being the adjoining rear corner of lots number 36 and 37; thence following the rear line of lot number 37, 6 degrees 10 minutes to a stake in said line; thence with a straight, direct line running in a northeasterly direction to the point of the beginning.

Being the same property conveyed to Lauren Curtis, an unmarried woman by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee Under Pooling and Servicing Agreement Dated of December 1, 2006 Securitized Asset-backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4, dated March 30, 2011, recorded May 16, 2011, of record in Instrument No. 20110516-0037249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Ryburn Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 14th day of February, 2014.

X _____ _____

Lauren Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of February, 2014.

_____
Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

