mail to:
Vanderpool, Peerman, & Drummright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett Sjoblom	NEW OWNER	10203013000
(NAME)	(NAME)	BILL GARRETT, Davidson County
6556 Marauder Drive		Trans:T20140046212 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/30/14 10:15 2 pgs
Nashville, TN 37209		Fees:13.00 Taxes:721.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140630-0056936

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, we, **Lance D. Curtis and wife, Tammy L. Curtis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brett Sjoblom , as tenant in common with right of survivorship, a one-half undivided interest; and Eric Sjoblom and Beth Sjoblom, husband and wife, as tenants by the entirety, as to the remaining one-half undivided interest,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1254 on the plan of Charlotte Park, Section 20, as shown on plat of record in Plat Book 3600, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lance D. Curtis and wife, Tammy L. Curtis by Deed dated from Paul Wesley Ligon, Jr. and wife, Mary Virginia Ligon of record in Book 10069, Page 887, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 3600, Page 90, said Register's Office.
Restrictions of record in Book 3837, Page 823, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6556 Marauder Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 25th day of June, 2014.

Lance D. Curtis

Tammy L. Curtis

State of Tennessee
County of Williamson

Personally appeared before me Lance D. Curtis and Tammy L. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2014.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

