BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140066478 DEEDWARR
Recvd: 09/08/14 08:22 3 pgs
Fees: 18.00 Taxes: 658.60
20140908-0081811

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zarita Velarde	New Owner	
(NAME)	(NAME)	
241 Blackman Rd.		147-6-189
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TOMMY S. CURRIE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZARITA VELARDE AND HUSBAND, JUAN MANUEL IZTURRIAGA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This was never the marital residence for the said Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2663, Page(s) 68 and 69, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 241 Blackman Rd., Nashville, TN 37211

(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 GRANTEES, their heirs 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 5 day of September, 2014.

Tommy S. Currie

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 Tommy S. Currie, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of September, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 121, SECTION 1, CALDWELL COUNTRY ESTATES, as shown on plat of record in Plat Book 2663, Pages 68 and 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Gerald W. Currie to Tommy S. Currie, 1/16 interest as recorded on the 3rd day of October, 2013 in Instrument No. 20131003-0104046; Quitclaim Deed from Scott D. Currie to Tommy S. Currie, 1/12 interest as recorded on the 5th day of September, 2013 in Instrument No. 20130905-0093516; Quitclaim Deed from Christie J. Rogers to Tommy S. Currie, 1/16 interest as recorded on the 5th day of September, 2013 in Instrument No. 20130905-0093515; Quitclaim Deed from Paul J. Currie to Tommy S. Currie, 1/16 interest as recorded on the 21st day of August, 2013 in Instrument No. 20130821-0088275; Quitclaim Deed from Karen R. Currie to Tommy S. Currie, 1/16 interest as recorded on the 12th day of August, 2013 in Instrument No. 20130812-0084349; Quitclaim Deed from Kathy A. Humphrey to Tommy S. Currie, 1/12 interest as recorded on the 12th day of August, 2013 in Instrument No. 20130812-0084348; Quitclaim Deed from Steve J. Currie to Tommy S. Currie, 1/12 interest as recorded on the 19th day of July, 2013 in Instrument No. 20130719-0074729; Quitclaim Deed from Sue Currie Jones to Tommy S. Currie, 1/4 interest as recorded on the 19th day of July, 2013 in Instrument No. 20130719-0074728; Quitclaim Deed from Burtis O. Currie and wife, Vada B. Currie to Sue Currie Jones, R. Edward Currie, C. Edwin Currie and Tommy S. Currie, as tenants in common as recorded on the 4th day of February, 1992 in Deed Book 8543, Page 263; Deed of Correction as recorded on the 26th day of April, 1967 in Deed Book 4125, Page 64 and Warranty Deed from C. E. Fagan, Jr. and A. E. Turner to Burtis O. Currie and wife, Vada B. Currie as recorded on the 27th day of February, 1967 in Deed Book 4105, Page 990, in the Register's Office of Davidson County, Tennessee.