PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
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Davidson County DEEDWARR
Recvd: 10/01/14 13:03 3 pgs
Fees:18.00 Taxes:665.63
20141001-0090623

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 56815
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ben Nanney Jessica Nanney 1061 General George Patton Road Nashville, Tennessee 37221	Pentagon Federal Credit Union P.O.Box 1432, Alexandria,VA 22313

TAX MAP-PARCEL NUMBERS: 142090D12800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Curtis and wife, Joell C. Curtis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben Nanney and Jessica Nanney, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1061, together with the carport designated No. 1061-C, of River Plantation, Section Six Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to David Curtis and wife, Joell C. Curtis by Warranty Deed from Belinda A. Lyle, unmarried, dated January 19, 2010 and recorded on January 21, 2010 of record in Doc. No. 20100121-0005323, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 359 and 360, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5794, page 526, amended in Doc. No. 20050504-0050172, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1061 General George Patton Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

Return to: File#-064TN
PenFed Title LLC
21550 Beaumeade Circle
Ashburn, VA 20147
Tax Map # 142 09 0 D 128.00

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2014.

David Curtis

Joell C. Curtis

State of TENNESSEE
County of DAVIDSON

On this 22nd day of September, 2014 , before me the undersigned authority, personally appeared David Curtis and Joell C. Curtis , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, ~~whichever is greater~~, for this transfer is $179,900.00

Affiant

Sworn and subscribed before me this the ~~22~~ 23rd day of September, 2014

Notary Public

My Commission Expires: 1/31/17

ALITAHA ANWAR NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7561555 COMMISSION EXPIRES 01/31/2017

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD