This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 15-1010

BILL GARRETT, Davidson County
Trans:T20150014044 DEEDWARR
Recvd: 02/26/15 10:01 2 pgs
Fees:13.00 Taxes:395.90
20150226-0016517

WARRANTY DEED

THIS INDENTURE, made and entered into this 2/09/2015, by and between **Harold D. Plemons and Carol R. Plemons, husband and wife,** parties of the first part, and **Billy W. McCurrie, married,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 125 on the plan of Timberwood Estates, Section three of record in Book 6200, page 435, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harold D. Plemons and Carol R. Plemons, Husband and Wife by deed from MP Enterprises, LLC, dated 04/28/2014, of record in Instrument Number 20140512-0040468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **050 11 0 152.00**
☒ Improved **3644 Chesapeake DR, Nashville, TN 37207**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Harold D. Plemons by Rebecca Garland as atty in fact
Harold D. Plemons
By: Rebecca Garland, Attorney in Fact

Carol R. Plemons by Rebecca Garland as atty in fact
Carol R. Plemons
By: Rebecca Garland, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 9th day of February, 2015, before me personally appeared **Rebecca Garland,** with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Harold D. Plemons and Carol R. Plemons** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Harold D. Plemons and Carol R. Plemons** as her free act and deed.

Witness my hand and Notarial Seal this 9th day of February, 2015..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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Owner's Name: **Billy W. McCurrie**

and Address: **3644 Chesapeake DR, Nashville, TN 37207**

Mail tax bills to

United Wholesale Mortgage
1414 East Maple Road
Troy, MI 48083

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$107,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 9th day of February, 2015..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY