WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/15 10:15 3 pgs
Fees:18.00 Taxes:277.50
20150311-0020733

STATE OF FLORIDA
COUNTY OF Volusia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Sharon L Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015.

Eve Marie Walsh
Notary Public

MY COMMISSION EXPIRES: 10-12-2017
(AFFIX SEAL)

EVE MARIE WALSH
Notary Public - State of Florida
My Comm. Expires Oct 12, 2017
Commission # FF 044468
Bonded Through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L Curtis	Janet L Curtis	044-11-0-095
(NAME)	(NAME)	
3032 Lakeshore Drive	3032 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Sharon L Bradshaw, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Janet L Curtis, a single woman**, 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. 100, as shown on the map entitled Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, located on southwest corner of the intersection of Lawrence and Fifth Streets, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharon L. Bradshaw by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under the existing pursuant to the laws of the United States, dated 11/15/2008, recorded 11/20/2008 of Record in Instrument No. 20081120-0114476, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee.

Electric Line and Telephone Cable Easement recorded of Record in Deed Book 1934, Page 266, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association recorded of Record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 500 Lawrence Street, Old Hickory, TN 37138
(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 my hand this 6th day of March, 2015.

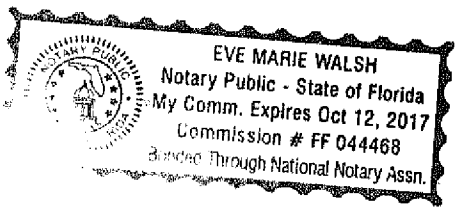
Sharon L Bradshaw
Sharon L Bradshaw

State of Florida
County of VOLUSIA

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

WITNESS my hand and seal this 6th day of March, 2015.

Eve Marie Walsh
Notary Public
My Commission Expires: 10-12-2017



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the 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 law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

