WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
[illegible] Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry Kolar	F&M Bank	090-16-0-249.00
(NAME)	(NAME)	
622 Brook Hollow Road	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, I, Buddy R. Curtis, Administrator of the Estate of Raymond Milton Curtis, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Barry Kolar and Sheri Sellmeyer, husband and wife, 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:

Land in Davidson County, Tennessee, Being Lot No. 531 on the Map of Charlotte Park, Section VIII, as of record in Plat Book 2900; pages 45 and 46, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to RAYMOND M. CURTIS AND WIFE, ANNA C. CURTIS, by deed from VIRGILLE G. PEWITT, UNMARRIED, of record in Book 9133, page 801, dated October 19, 1993, said Register's Office. Then being further conveyed to RAYMOND MILTON CURTIS, by Quitclaim Deed from ANNA CHRISTINE CURTIS, of record in Book 10464, page 207, dated April 11, 1997, said Register's Office.

Raymond Milton Curtis having since died on November 14, 2014. Petition for Administration, filed November 24, 2014, in the Seventh Circuit Court for the State of Tennessee, 20th Judicial District, Nashville, Davidson County, Probate Division Docket No. 14P1935 stating that the said Raymond Milton Curtis died intestate on November 14, 2014, leaving Buddy R. Curtis and Kristi Kay Talley as his only heirs at law.

Order to Probate Intestate Estate dated December 4, 2014, filed December 4, 2014 in the Seventh Circuit Court for the State of Tennessee, 20th Judicial District, Nashville, Davidson County, Probate Division Docket No. 14P-1935. Letters of Administration authorizing Buddy R. Curtis as Administrator of the Estate of Raymond Milton Curtis, filed in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 14P1935.

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.

BILL GARRETT, Davidson County
Trans:T20150018505 DEEDWARR
Recvd: 03/13/15 13:57 2 pgs
Fees:13.00 Taxes:684.50
20150313-0021876

unimproved ☐

This is improved ☑ property, known as 6420 Thunderbird 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 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.

Witness my hand this 6th day of March, 2015.

Buddy R. Curtis, Administrator of the Estate of Raymond Milton Curtis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Buddy R. Curtis, Administrator of the Estate of Raymond Milton Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY