WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24951

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Lee Torres	NEW OWNER	172-15-0A-187.00-C
(NAME)	(NAME)	
4009 Bryce Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150028268 DEEDWARR
Recvd: 04/15/15 12:15 2 pgs
Fees: 13.00 Taxes: 740.00
20150415-0033295

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, I, **Lori Curd Hulet, married FKA Lori Curd**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric Lee Torres and Kelly Jean Torres , husband and wife, and Victor Lee Roy Torres , a married man**, 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 all of Lot No. 135, on the Plan of Section Eleven, Holt Woods, of record in Plat Book 9700, Page 408, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lori Curd, unmarried by Warranty Deed from Mary W. Terrell, a single woman, dated 09/29/2008, recorded 10/01/2008, of Record in Instrument No. 20081001-0099821, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 9700, Page 408, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Record Book 9570, Page 22, Book 10469, Page 57, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement for sanitary sewers and/or storm drainage of record in Record Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

By Laws record of Record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

Boundary Plat record of Record in Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.

Charter of Holt Woods Homeowner's Association record of Record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

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 4009 Bryce Road, 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 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 April, 2015.

Lori Curd Hulet

State of Tennessee
County of Williamson

Personally appeared before me Lori Curd Hulet, 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 April, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Brentwood, TN 37027