WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029481 DEEDWARR
Recvd: 04/20/15 10:46 2 pgs
Fees:13.00 Taxes:3404.00
20150420-0034841

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF APRIL, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EVA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Curci and Peggy Hall-Curci	New Owner	158-64.00
(NAME)	(NAME)	
6249 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Glenda S. Flexner, as Trustee of the Ferrell Living Trust Dated 12/22/1993,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John A. Curci and Peggy L. Hall-Curci, 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:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF U.S. 431 HILLSBORO ROAD), SAID POINT BEING 1,970 FEET NORTH OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND U.S. 431; THENCE LEAVING SAID WESTERLY MARGIN OF U.S. 431 N. 52°30'06" W. 528.91 FEET TO A POINT; THENCE N 31°37'41" E. 300 FEET TO A POINT; THENCE S 52°25'25" E. 522.65 FEET TO A POINT IN THE WESTERLY MARGIN OF U.S. 431; THENCE, ALONG SAID WESTERLY MARGIN OF U.S. 431, S 3°25'27" W. 300 FEET TO THE POINT OF BEGINNING, CONTAINING 3.597 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GLENDA S. VOSS, AS TRUSTEE OF THE FERRELL LIVING TRUST BY DEED DATED JUNE 1, 1994 FROM GLENDA S. VOSS OF RECORD IN BOOK 9365, PAGE 562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THEREAFTER SAID PROPERTY WAS VESTED IN GLENDA S. FLEXNER, AS TRUSTEE OF THE FERRELL LIVING TRUST DATED 12/22/1993 BY DEED DATED JANUARY 26, 2011 AND RECORDED IN INSTRUMENT NO. 20110708-0052523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 6249 Hillsboro Pike, Nashville, TN 37215
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hands this 17th day of April, 2015.

The Ferrell Living Trust dated 12/22/1993

By: Glenda S. Flexner, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned notary public, **Glenda S. Flexner,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of **The Ferrell Living Trust dated 12/22/1993,** and who further acknowledged that she is authorized by the Trust Agreement to executed the with instrument as Trustee of said Trust.

WITNESS my hand and seal this 17th day of April, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Curci

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN