BILL GARRETT, Davidson County
Trans: T20150068405 DEEDWARR
Recvd: 08/14/15 10:48 2 pgs
Fees: 13.00 Taxes: 600.88

20150814-0081677

Prepared by:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

DORIS POLANCO
Notary Public - State of Florida
My Comm. Expires Nov 12, 2016
Commission # EE 832983
Bonded Through National Notary Assn.

STATE OF Florida
COUNTY OF Miami-Dade
The actual consideration or value, whichever is greater, for this transfer is $162,400.00.

Affiant

Subscribed and sworn to before me, this 10 **day of August, 2015.**

Notary Public
My commission expires: 11/12/2016

14-1506-147301

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Vincent Pernell Curry	Homestead Funding	135-14-0-B-052.00
2104 Ransom Place	8 Ariline Drive	
Nashville TN 37217	Albany, NY 12205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Ghaffari and Christy L. Ghaffari**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vincent Pernell Curry and Eludwina Jimenez-Curry, husband and wife**, hereinafter called the Grantees, their successors 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. 51, on the Plan of Section Two, Phase Two, Ransom Place, of record in Book 7900, Page 526, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy L. Ghaffari by Quitclaim Deed from Michael Ghaffari for the purpose of creating a tenancy by the entirety, dated April 19, 2013, recorded April 25, 2013, of record in Instrument No. 20130425-0040904, Register's Office for Davidson County, Tennessee. Reference is made as to instruments of record in Instrument No. 20130425-0040904, re-recorded in Instrument No. 20130428-0056381, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2104 Ransom Place, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of August, 2015.

Michael Ghaffari

Christy L. Ghaffari

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Ghaffari and Christy L. Ghaffari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Clarksville, TN, this 10th day of August, 2015.

State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission expires: