BILL GARRETT, Davidson County
Trans:T20150078722 DEEDWARR
Recvd: 09/16/15 11:51 2 pgs
Fees:13.00 Taxes:481.00
20150916-0093952

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1785

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy R. Curtis Jr. 905 Stoneview Court Antioch, TN 37013	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	165-13-0-026.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Michael A. Beaty, an unmarried man and Gilbert E. Beaty, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy R. Curtis Jr., an unmarried individualman,** 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. 145 on the Plan of Peppertree Forest Subdivision, Section 2, of record in Plat Book 7900, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael A. Beaty and Gilbert E. Beaty by Warranty Deed from Milton D. Barrett, unmarried, dated March 14, 1997, recorded March 18, 1997, of record in Book 10383, page 568, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of either Grantor, their respective spouses, and/or dependents, as defined by statute.

This is ☒ Improved OR ☐ Unimproved property located at: **905 Stoneview Court, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **September, 2015.**

GRANTOR(S)

Michael A. Beaty

Gilbert E. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael A. Beaty and Gilbert E. Beaty** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **September, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016