This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/02/15 11:39 3 pgs
Fees:18.00 Taxes:518.00
20151002-0100462

ADDRESS NEW OWNER:
Paty Barksdale
614 Waco Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 091
GROUP 05 0
PARCEL 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vernon Sam Curle, her husband, and her six children: Dianne Harrington, Johnny Morgan, Jean Baggett, Brenda Kimball, Vickie Greer and Kevin Morgan, The Hiers at Law of Mildred Frances Curle, formerly known as Mildred Frances Morgan, died May 29, 2011,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Paty Construction, LLC** , hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28, Mosswood Subdivision, Section II, of record in Book 290, Page 123, Register's Office for said County.

Said Lot No. 28 fronts 54.0 feet on the easterly side of Waco Drive and extends back between lines, 142.7 on the southerly line and 146.2 feet on the northerly line, to a line in the rear on which it measures 57.0 feet.

Being the same property conveyed by Affidavit of Heirship from The Estate of Mildred Frances Curle, formerly known as Mildred Frances Morgan, to Heirs at Law, Vernon Sam Curle, Dianne Harrington, Johnny Morgan, Jean Baggett, Brenda Kimball, Vickie Greer and Kevin Morgan, as shown in Affidavit dated September 30, 2015, and recorded in Instrument No. 20151002-0100384 , Register's Office in and for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 290, page 123, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 614 Waco Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Paty Construction, LLC** , her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and

warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 1st day of October, 2015.

Vernon Sam Curle

Dianne Harrington

Johnny Morgan

Jean Baggett

Brenda Kimball

Vickie Greer

Kevin Morgan

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Vernon Sam Curle, Dianne Harrington, Johnny Morgan, Jean Baggett, Brenda Kimball, Vickie Greer and Kevin Morgan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

