BILL GARRETT, Davidson County
Trans:T20150091488 DEEDWARR
Recvd: 10/27/15 13:21 2 pgs
Fees:13.00 Taxes:555.00
20151027-0109285

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KURIO PROPERTIES, LLC	**SAME**	**102-03-0-150.00**
(NAME) **1405 CHICKERING ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES WILLIAM SHAW, JR., INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MARY MARGARETTE JORDAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS 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 Lot No. 1298 and 1299, as shown on the map entitled the Plan of Charlotte Park, Section Twenty Three, of record in Book 3842, page 267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JULIAN P. JORDAN AND WIFE, JEWEL B. JORDAN, by deed from THOMAS L. SNEED AND WIFE, ELEANOR H. SNEED, of record in Book 4430, page 922, dated July 11, 1970, said Register's Office. The said Julian P. Jordan having since died on or about May 12, 1975, leaving Jewel B. Jordan as surviving tenant by the entirety.

The said Jewel B. Jordan having since died testate on or about September 7, 2003. She devised said property to her daughter, Mary Margarette Jordan by Will of record in Docket No. 04P-1624 in the Seventh Circuit Court for Davidson, County, Tennessee. (Probate Division) For further reference see Affidavit of Heirship of record in Instrument No. 20041018-0125000, said Register's Office.

Mary Margarette Jordan died testate on or about July 22, 2015. She devised said property to her son James William Shaw, Jr., subject to the administration of her estate by Will of record in Docket No. 15P-1244 in the Seventh Circuit Court for Davidson, County, Tennessee. (Probate Division)

This conveyance is subject to all matters as set forth in the Plan of record in Book 3842, page 267; Water Line Easement of record in Book 5575, page 546; Transmission Line Easement of record in Book 787, page 38, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6537 THUNDERBIRD DRIVE, NASHVILLE, TN 37209**
(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.

Witness my hand this 26th day of October, 2015.

JAMES WILLIAM SHAW, JR.
EXECUTOR OF THE ESTATE OF MARY MARGARETTE JORDAN

JAMES WILLIAM SHAW, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James William Shaw, Jr. both individually and as Executor of the Estate of Mary Margarette Jordan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th of October, 2015.

My commission expires: **November 5, 2018**

Notary Public

