BILL GARRETT, Davidson County
Trans:T20150099556 DEEDWARR
Recvd: 11/23/15 14:03 2 pgs
Fees:13.00 Taxes:477.30
20151123-0118677

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sharon A. Curran
151 Park Circle
Old Hickory, TN 37138

SEND TAX BILL TO:
Peoples Home Equity
5205 Maryland Way
Brentwood, TN 37027

MAP/PARCEL 053-11-0-090.00 (Lot 31)
MAP/PARCEL 053-11-0-091.00 (Part of Lot 32)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bobby Williams and wife, Gayle Williams,** has this day bargained and sold, and does hereby transfer and convey unto **Sharon A. Curran, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land situated in the 4th Civil District of Davidson County, Tennessee, being Lot Nos. 31, 32 and 33 in Block "A", on the Plan entitled Subdivision Map No. 3 of the Life & Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot Nos. 31, 32, and 33 front 240 feet on the south side of Park Circle and run back between parallel lines 165 feet to a dead line and being 240 feet thereon.

Being the same property conveyed to Bobby Williams and wife, Gayle Williams by Warranty Deed from Ferrell Realty, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081015-0103886, Register's Office for Davidson County, Tennessee, dated October 08, 2008 and recorded on October 15, 2008, as corrected by Scrivener's Affidavit recorded on July 15, 2009, in Instrument No. 20090715-0066292 and Scrivener's Affidavit recorded on July 15, 2009, in Instrument No. 20090715-0066293, Register's Office for Davidson County, Tennessee.

This is improved property known as: 150 Park Circle, Old Hickory, Tennessee 37138
This is unimproved property known as: 151 Park Circle, Old Hickory, Tennessee 37138

INCLUDED, BUT HEREBY EXCLUDED is the following described property which is also known as 154 Park Circle, Tax map and Parcel No. 053-11-0-092.00, last conveyed in Warranty Deed in Instrument No. 20100421-0030244, in the Register's Office for Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, being the easterly one-half of lot No. 32 and all of Lot No. 33 in Block "A" on a map entitled Subdivision Map 3 of the Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, Page 11, in said Register's Office.

Said Lot No. 33 and easterly one-half of Lot No. 32 front 90 feet on the south side of Park Circle and run back between parallel lines to a dead line in the rear measuring 90 feet thereon.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 974, page 11, and restrictions in Book 1136, page 561, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of October, 2015.

Bobby Williams

Bobby Williams

Gayle Williams

Gayle Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bobby Williams and Gayle Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of October, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$129,000.00~~ $1.00. Conveyance tax for this property was paid on Instrument No. _____.

Sharon A Curran

AFFIANT

Subscribed and sworn to before me this the 23rd day of October, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 158881