#10302

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2015.

Notary Public
My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

03-1512-38488

Address of New Owner:	Send Tax Bills to:	Tax Information:
Miriam Anne Curtis	New Owner	080-08-0 426.00
2846 Hydes Ferry Road	PO Box 436	
Nashville TN 37218	Okolona, MS 38860	

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, **Debra R. Carney, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Miriam Anne Curtis**, 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. 5, on the Plan of River Meadows Subdivision, Section 1, of record in Plat Book 9700, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra R. Carney by deed from Affordable Housing Resources, Inc., dated 10/25/01, of record in Instrument No. 20011112-0123654, Register's Office for Davidson County, Tennessee.

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 2846 Hydes Ferry Road, Nashville, TN 37218.

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.

BILL GARRETT, Davidson County
Trans:T20150104393 DEEDWARR
Recvd: 12/10/15 10:57 2 pgs
Fees:13.00 Taxes:444.00
20151210-0124318

WITNESS my hand this 4th day of December, 2015.

Debra R. Carney
By Andrew Carney, Attorney In Fact

Debra R. Carney by Andrew Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra R. Carney, and who acknowledged that he executed the same as the free act and deed of said Debra R. Carney.

Witness my hand in Nashville, TN, this 4th day of December, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.