WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008905 DEEDWARR
Recvd: 02/02/16 11:02 2 pgs
Fees:13.00 Taxes:323.38
20160202-0010014

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,400.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Travis T. Curtis **Dorothy F. Curtis**	New owner	**Map 081-02-0 Parcel 089-00**
1921 Otter Creek Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gloriose N. Balderas, now known as Glorioza Nzeyimana, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis T. Curtis and Dorothy F. Curtis, husband and wife

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. 79 on the Plan of Buena Vista Heights Addition, of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gloriose N. Balderas, married, by Deed dated August 30, 2006 from Dorothy E. Carr, unmarried, of record in Instrument No. 20060906-0109740, Register's Office for Davidson County, Tennessee. In previous deed, name was misspelled and corrected name is Glorioza N. Balderas. Glorioza N. Balderas, having since divorced, is now known as Glorioza Nzeyimana.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 161, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **1732 Nubell Street, Nashville, TN 37208**

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 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/our hand(s) this **29th** day of **January, 2016.**

Glorioza N. Balderas nka Glorioza Balderas Nzeyimana

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Glorioza N. Balderas now known as Glorioza Balderas Nzeyimana,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **January, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017