WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160018272 DEEDWARR
Recvd: 03/07/16 09:05 2 pgs
Fees: 13.00 Taxes: 1661.30

20160307-0021257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell and Kate Curtis and Sheila L. Green	SAME	
(NAME) 1405 Villa Place	(NAME)	104-8 383
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANNA R. KRANTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL CURTIS AND KATE CURTIS, HUSBAND AND WIFE AND SHEILA L. GREEN,** 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 part of Lot No. 41 on the Plan of O.B. Hayes Rokeby Addition, as of record in Book 21, Page 87, Register's Office for said County, and being Lot No. 3 in an unrecorded resubdivision of said lot, described as follows:

Beginning at a point on the Westerly margin of Villa Place 100 feet South of the Southwest corner of said Place and Western Avenue; thence at right angles to Villa Place, Westerly 144 feet to an alley; thence to the common corner of lots 3 and 4 of said unrecorded plan; thence with the line between said lots, Easterly 144 feet to the Westerly margin of Villa Place; thence with the margin of said Street Northerly 60 feet to the beginning.

Being the same property conveyed to Anna R. Krantz, unmarried by deed from Jeanette W. Crowder, dated November 18, 2014, of record in Instrument No. 20141120-0107044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property Taxes; and all matters appearing of record in Book 21, Page 87, said Register's Office.

unimproved _
This is improved x property, known as 1405 Villa Place, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

)S

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 2 day of March, 2016

Anna R. Krantz

~~(Country)~~ Great Britain and Northern Ireland
~~(Province)~~ London, England } SS
Embassy of the United States of America

Joyce N. Haley
Professional Adjudication Specialist

Before me, ~~a consul (of Charge d'Affairs or Envoy or Minister or Ambassador) of~~ the United States of America accredited to the _____ (Country), duly commissioned and qualified, personally appeared **Anna R. Krantz**, to me known (or proved on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or person's) free act and deed.

Witness my hand, at office, this 2nd day of March, 2016.

EMBASSY OF THE UNITED STATES OF AMERICA LONDON

(Title)

Joyce Haley
Professional Adjudication Specialist
United States of America
London, England
Commission Indefinite

This document contains two pages,
Each initialled by the affiant/grantor.