THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,150.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: 06.19.2018 (AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Border and Lauren Patterson		
4402 Delaware Avenue	New owner	091-12-0L-002.00-CO
Nashville, TN 37209		
(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, WE, **Sarah N. Curlee, an unmarried woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mike Border, unmarried, and Lauren Patterson, unmarried,**

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, Being Unit "B" of the Master Deed of 4404 Delaware Avenue Townhomes of record as Instrument No. 20130604-0050381, as amended by Instrument No. 20140325-0024-332, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Regal Homes Co. by Warranty deed from James Edward Swift and wife, Mary Patricia Waters Swift 11/12 undivided interest and Ann Elizabeth T. Widseth, 1/2 undivided interest of record in Instrument No. 20130502-0044009 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 02, 2013.

Being the same property conveyed to Sarah N. Curlee, an unmarried woman by Warranty deed from Regal Homes, Co. of record in Instrument No. 20140411-0030573 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 11, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4402 Delaware Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20160034538 DEEDWARR
Recvd: 04/27/16 08:55 2 pgs
Fees:13.00 Taxes:1114.26
20160427-0040840

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 the 25 day of April, 2016.

Sarah N. Curlee

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 **Sarah N. Curlee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of April, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN