WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160048814 DEEDWARR
Recvd: 06/09/16 09:52 2 pgs
Fees: 13.00 Taxes: 703.00
20160609-0058272

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 6.2.2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalia Pelaz	Guaranteed Rate, Inc.	175-10-0-071.00
(NAME) 321 Lincoya Creek Drive	(NAME) 3940 N. Ravenswood	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust U/A/D 8/16/2004**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Natalia Pelaz, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 121 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust, u/a/d 8/16/2004 by Warranty Deed from Cynthia G. Bowers, an unmarried woman, dated 11/20/2015, recorded 11/24/2015 of record in Instrument No. 20151124-0119108, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8220 Luree Lane, Hermitage, TN 37076

File No.: 01288-31791
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of May, 2016.

JANET L. CURTIS, TRUSTEE OF THE JANET L. CURTIS REVOCABLE LIVING TRUST U/A/D 8/16/2004

Janet L. Curtis, Trustee

Janet L. Curtis
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Curtis with whom I am personally acquainted and who proved herself to be the Trustee of Janet L. Curtis Revocable Living Trust U/A/D 8/16/2004, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122