BILL GARRETT, Davidson County
Trans:T20160069804 DEEDWARR
Recvd: 08/11/16 15:41 2 pgs
Fees:13.00 Taxes:1043.03
20160811-0083840

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165101

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $281,900.00

Meredith Maley
Affiant

Subscribed and sworn to before me, this the 8TH day of August, 2016.

Notary Public

My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Small Stephanie Currence 2601 Lincoya Drive Nashville, TN 37214	SIERRA PACIFIC MORTGAGE 6021 UNIVERSITY BLVD. STE. 200 ELLICOTT CITY, MD 21043	84-12-91.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Timothy Curtis and Kara Curtis, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen Small and Stephanie Currence**, 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. 69 on the Plan of Lincoya Hills, as of record in Plat Book 1835, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Timothy Curtis and Kara Curtis, husband and wife by Warranty Deed from Gregory R. Tapscott and Patricia H. Tapscott, husband and wife, dated June 27, 2007, recorded July 3, 2007, of record in Instrument No. 20070703-0079637, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2601 Lincoya Drive, Nashville, TN 37214.

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this _____ day of August, 2016.

Timothy Curtis

Kara Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Timothy Curtis and Kara Curtis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2016.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 3/3/2020