BILL GARRETT, Davidson County
Trans:T20160076696 DEEDWARR
Recvd: 09/01/16 11:02 2 pgs
Fees:13.00 Taxes:728.72
20160901-0091968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,950.00.

Affiant

Subscribed and sworn to before me on August 30, 2016.

NOTARY PUBLIC
My Commission Expires: 11-28-16

File #2016-289

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
William B. Kerby, III, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Joshua John Peck 9471 Winston Drive Brentwood, TN 37027	New Owner	131-01-0D-181.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SLOAN CURTIS ASHWORTH, FORMERLY KNOWN AS SLOAN MARIE CURTIS**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOSHUA JOHN PECK, A MARRIED PERSON**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 181, a/k/a Apt. No. 21-G of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete legal description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Sloan Marie Curtis, unmarried and Diane J. Curtis, married, by deed from Lindsay Thomas Harreld, unmarried and William Grady Harreld, married, of record as Instrument Number 20060317-0031103, dated March 8, 2006, said Register's Office.

Then being further conveyed to Sloan Curtis Ashworth, formerly known as Sloan Marie Curtis, by deed from Sloan Curtis Ashworth, formerly known as Sloan Marie Curtis, and Diane J. Curtis, married, of record as Instrument Number 20140813-0072953, dated August 12, 2014, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5025 Hillsboro Pike, Unit 21-G, Nashville, TN 37215.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on August 30, 2016.

Grantor:

Sloan Curtis Ashworth f/k/a
Sloan Marie Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SLOAN CURTIS ASHWORTH, FORMERLY KNOWN AS SLOAN MARIE CURTIS**, the within named bargainor, 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, at office, this 30th day of August, 2016.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY