WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088033 DEEDWARR
Recvd: 10/06/16 09:43 2 pgs
Fees: 13.00 Taxes: 1184.00
20161006-0105685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF OCTOBER 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires September 18, 2017

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
James A. Curley, Jr. and Lillian M. Curley	NEW OWNER	
(NAME)	(NAME)	
1024 Morrisey Court		142-13-0B-012.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SHERRY GOURLEY, MARRIED, BRANDON REECE, UNMARRIED AND AMANDA REECE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. CURLEY, JR. AND LILLIAN M. CURLEY, HUSBAND AND WIFE,** 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 180, PHASE 4B, RIVERSIDE, as shown on plat of record in Plat Book 9700, Page 750, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rochford Realty & Construction Co., Inc. to Kenneth G. Tomlin and wife, Donna Jane Tomlin, as recorded on the 26th day of October, 2000 in Instrument No. 20001026-0106391, said Register's Office. Kenneth G. Tomlin died on July 20, 2016, vesting title in Donna Jane Tomlin as sole surviving Tenant by the Entirety. Donna Jane Tomlin has since died on July 30, 2016. Sherry Gourley, Brandon Reece and Amanda Reece are the devisees under the Will of Donna Jane Tomlin probated under Docket No. 16P-1309, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for Sherry Gourley.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 9700, Page 750, said Register's Office; Restrictive Covenants of record in Book 7185, Page 619, Book 7405, Page 780, Instrument Nos. 20040419-0044162, 20091124-0108147 and 20091204-0111306, said Register's Office; Charter of record in Book 7829, Page 703, said Register's Office; Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877, said Register's Office; Easement for Water Line, recorded in Book 6970, Page 275 and Book 6970, Page 284, said Register's Office; Easement for Public Utilities, recorded in Book 6970, Page 278, said Register's Office; Easement for Right of Way, recorded in Book 6972, Page 45, said Register's Office; Deed of Conveyance for Sanitary Sewer recorded in Book 5011, Page 669, said Register's Office; and Dedication of open space recorded in Instrument No. 20040608-0067843, said Register's Office.

This is improved x property, known as 1024 Morrisey Court, Nashville, TN 37221
(unimproved)
(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 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 28 day of September, 2016

BRANDON REECE

AMANDA REECE

SHERRY GOURLEY

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 Brandon Reece, and Amanda Reece, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

Notary Public

STATE OF North Carolina
COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Gourley, the 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 and official seal at ~~Nashville~~ Asheville NC, ~~Tennessee~~ this 28 day of September, 2016.

BEQUETTA X. PHILLIPS
NOTARY PUBLIC
HAYWOOD COUNTY, NC

Commission expires: 12/18/2020

Bequetta X Phillips
Notary Public