WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099304 DEEDWARR
Recvd: 11/09/16 14:25 3 pgs
Fees:18.00 Taxes:662.30
20161109-0118702

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of November, 2016

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George Curran	New Owner	076-01-0-029.00
965 Draughon Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Thorpe and Michael Slocum and David Childers, as equal tenants common,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George Curran, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying and being solely situated in Davidson County, Tennessee, being Lot No. 17, on the Plan of Oak Creek Subdivision, of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee, and Plat Book 10, Page 31, Register's Office for Wilson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Thorpe and Michael Slocum and David Childers, as equal tenants common from Todd A. Hagemeyer and wife, Paula P. Hagemeyer by Warranty Deed on May 19, 2006, of record in Instrument Number 20060525-0061840, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 96 and Plat Book 10, Page 31, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5360, Page 572 and Book 5382, Page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 Oak Leaf Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 1, 2016.

Michael Slocum

STATE OF California

COUNTY OF Contra Costa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Slocum** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 1, 2016

L. Cutonilli
Notary Public

My commission expires October 19, 2018

L. CUTONILLI
COMM. # 2084397
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Comm. Exp. OCT. 19, 2018

WITNESS our hands this November 8, 2016.

by David Childers as Attorney in Fact

James Thorpe by David Childers as Attorney in Fact

David Childers

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared David Childers, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself/herself to be the Attorney-in-fact for James Thorpe, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Thorpe, the bargainor(s), by the said David Childers, as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of November, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Childers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 8, 2016.

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY