WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101229 DEEDWARR
Recvd: 11/16/16 11:17 2 pgs
Fees:13.00 Taxes:869.13
20161116-0120833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

PARKER J. PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey S. Hansen and Miriam Hansen	SWBC Mortgage Corporation	135 00 0 232.00
(NAME)	(NAME)	
2211 Smith Springs Rd.	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars ($234,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard J. Curran, Jr., unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey S. Hansen and Miriam Hansen, 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:

Beginning at the northeast corner of the land of S.J. Myrick, at the Smith Springs Road the said Myrick, at the Smith Spring Road, where the said Myrick property joins the land of Stanley Gardner and continuing south 420 feet with the Myrick line to a point; thence east 210 feet to a stake; thence north 420 feet to Smith Springs Road; thence 210 feet west to the point of beginning, containing a little more than 2 acres.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Curran and R. Summers, said point being 19 feet south of centerline survey station 36+11 and proceeding as follows:

1. Southwardly with the common line of Curran and Summers a distance of 6 feet to the new south right-of-way line of Smith Springs Road; thence,

2. Westwardly with a line 25 feet south of and parallel to the centerline and a 600.69 foot radius curve to the left a distance of 55.75 feet; thence,

3. With a 476.05 foot radius curve to the right a distance of 59.5 feet to a point on the existing south right-of-way line of Smith springs Road; thence

4. Eastwardly with the existing south right-of-way line of Smith Spring Road a distance of 120 feet to the point of beginning and containing 590 square feet or 0.01 acres, more or less.

Being the same property conveyed to Richard J. Curran, Jr., unmarried by Warranty Deed from Milton E. Jones, Mrs. Willie Mai Bess, Sam H. Jones, Wilburn P. Jones, Mrs. Mildred Boner, Carrie F. Beatty and Mrs. Mattie Louise Woodward, being the sole heirs at law of Jessie Jones dated November 19, 1973 and recorded December 21, 1973 in Book 4775, Page 153, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2211 Smith Springs Rd., Nashville, TN 37217

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, has 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 our hands this 11 day of November, 2016

Richard J. Curran, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Richard J. Curran, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2016.

Notary Public
My Commission Expires: 7-24-17
(SEAL)

File Number: NAT-166765SSO

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY