BILL GARRETT, Davidson County
Trans:T20160106735 DEEDWARR
Recvd: 12/05/16 13:44 2 pgs
Fees:13.00 Taxes:1394.90
20161205-0127385

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy V. Curtis 116 Lakeside Drive Goodlettsville, TN 37072	New Owner:	011.15-0A-002.00

For and in 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,

Ginger Parks Forbis, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeremy V. Curtis, unmarried

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 Building Site No. 2 on the Plan of Lakewood Farms as shown in Plan prepared by Ragan-Smith & Associates, Inc., dated April 9, 1976, of record in Book 4860, Page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, and described as follows:

Beginning at a point, said point being the southwest corner of the herein described land; thence, North 23° 02' East 434.6 feet to a point; thence, North 12° 48' East 225.6 feet to a point; thence North 08° 58' West 384.7 feet to a point; thence, North 26° 34' West 313.0 feet to a point; said point being the northwest corner of the herein described land; thence, North 68° 56' East 335.4 feet to a point, said point being the northeast corner of the herein described land; thence, South 17° 44' East 254.3 feet to a point; thence, South 25° 01' East 379.0 feet to a point; thence South 66°18' West 186.5 feet to a point; thence, South 14° 45' East 196.5 feet to a point; thence South 05° 54' West 583.1 feet to a point; said point being the southeast corner of the herein described land; thence, North 85° 36' West, 391.2 feet to the point of beginning.

Being the same property conveyed to Wesley L. Forbis and wife, Ginger Parks Forbis by Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, dated August 20, 1981 of record in Book 5785, Page 534, Register's Office for Davidson County, TN. The said Wesley L. Forbis died 1/14/2011 leaving property vested in Ginger Parks Forbis as surviving tenant by the entirety. Ginger Parks Forbis is also known as Ginger Willene Forbis. This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20161129-0124991, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 4860, Page 102, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Book 5031, Page 812, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-Laws of record in Book 5031, Page 819, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **116 Lakeside Drive, Goodlettsville, TN 37072**
(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(s) this 30 day of November, 2016.

Ginger Parks Forbis A/K/A Ginger Willene Forbis by Hugh Clifton Forbis, Attorney in Fact
Ginger Parks Forbis A/K/A Ginger Willene Forbis by Hugh Clifton Forbis, Atty in Fact

STATE OF Texas
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh Clifton Forbis, Attorney-in-Fact for Ginger Parks Forbis A/K/A Ginger Willene Forbis, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Ginger Parks Forbis A/K/A Ginger Willene Forbis for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2016.

Notary Public: Carole A Harris

My Commission Expires: June 10, 2017

CAROLE A HARRIS
Notary Public, State of Texas
Comm. Expires 06-10-2017
Notary ID 12945178-8

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076