WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/16 15:46 2 pgs
Fees:13.00 Taxes:1239.50
20161230-0137659

State of Tennessee)
County of Davidson)

16-11-005

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SPENCE L. CURRY & LAUREN Z. CURRY	F&M BANK	160-4
(NAME) 1505 Pumpkin Ridge Court	(NAME) P.O. BOX 451	074.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS) CLARKSVILLE, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE MARY R. BRATTON LIVING TRUST, dated May 6, 1997, George Robert Bratton, Jr., Mary B. Curry, & Susan B. Evans, Co-Trustees**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SPENCE L. CURRY AND LAUREN Z. CURRY, HUSBAND & WIFE**, hereinafter called the Grantee(s), 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 No. 26 on the Plan of Brentview Hills,** of record in Plat Book 3300, Pages 43 & 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to THE MARY R. BRATTON LIVING TRUST, DATED MAY 6, 1997, GEORGE ROBERT BRATTON, JR., MARY B. CURRY, AND SUSAN B. EVANS, CO-TRUSTEES by Executrix's Quitclaim Deed from SUSAN B. EVANS, EXECUTRIX OF THE ESTATE OF MARY R. BRATTON, DECEASED, of record in Instrument No. 20161129-0125093, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING property known as: **5235 Stallworth Drive, Nashville, TN, 37220.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of December, 2016.

THE MARY R. BRATTON LIVING TRUST, dated May 6, 1997

By: _____
GEORGE R. BRATTON, JR., CO-TRUSTEE

By: _____
SUSAN B. EVANS, CO-TRUSTEE

By: _____
MARY B. CURRY, CO-TRUSTEE

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 **GEORGE ROBERT BRATTON, JR., CO-TRUSTEE OF THE MARY R. BRATTON LIVING TRUST, dated May 6, 1997,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 **MARY B. CURRY, CO-TRUSTEE OF THE MARY R. BRATTON LIVING TRUST, dated May 6, 1997,** the bargainor(s), 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, Tennessee, this 30th day of December, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 **SUSAN B. EVANS, CO-TRUSTEE OF THE MARY R. BRATTON LIVING TRUST, dated May 6, 1997,** the bargainor(s), 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, Tennessee, this 30th day of December, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the **electronic version of the attached document tendered** for registration herewith and that this is a true and correct copy of the original document executed **and authenticated according** to law.

_____
SCOTT D. WEISS

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and **state,** SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public