Davidson County DEEDWARR
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Fees:18.00 Taxes:732.60
20170127-0009029

**This Instrument Prepared By:**
**Adrienne Trammell-LOve, Attorney**
**Advance Title Services, LLC**
**2000 Glen Echo Rd., Ste. 100**
**Nashville, Tennessee 37215**

**MAP/GROUP/PARCEL Account Number:**
**064130A01000CO**

**From Information Furnished by the Parties**

**NAME & ADDRESS OF NEW OWNER:**
**Conan Curry and Jamie Curry**
**645 Hardin Drive**
**Old Hickory, TN 37138**

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **STEVEN B. MCCRARY AND WIFE, ESPERANZA N. MCCRARY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CONAN CURRY AND JAMIE CURRY, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

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. 10 on the Plan of The Villages at Southfork, of record in Plan Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven B. McCrary and wife, Esperanza N. McCrary, from Derek J. Varner, unmarried, by Warranty Deed dated 02/23/2001 and recorded in Instrument No. 20010226-0017538, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6900, page 482, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Villages at Southfork Subdivision of record in Book 7390, page 454, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Subject to lien for special assessments as contained in the Restrictive Covenants.; Subject to the rights of others in and to the common areas/elements.; Subject property is located in a Planned Unit Development.

This is improved property known as 645 Hardin Drive, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of January, 2017.

**Steven B. McCrary**

**Esperanza N. McCrary**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Steven B. McCrary and Esperanza N. McCrary, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25th day of January, 2017.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $198,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10-7-19

SEAN HUDDLESTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES OCTOBER 7, 2019

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Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY