BILL GARRETT, Davidson County
Trans:T20170011751 DEEDWARR
Recvd: 02/08/17 14:27 2 pgs
Fees:13.00 Taxes:284.90
20170208-0013360

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58790
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
TRE Group, LLC 83 A Maury Street Nashville, TN 37210	**Brandon Trentham** **110 Fifth Avenue, 6th Floor** **New York, NY 10011**

TAX MAP PARCEL NUMBERS: 09316011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$77,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey S. Curry**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **TRE Group, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southern 9 feet of Lot No. 117 and the northerly half of Lot No. 118 in Maury and Claiborne's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 21, pages 84 and 85 of the Register's Office Davidson County, Tennessee.

Said tract fronts 26 1/2 feet on the east side of Maury Street and runs back between parallel lines 165 feet to an alley 20 feet wide.

Being the same property conveyed to Jeffrey S. Curry by Warranty Deed from William Patton, Jr., dated April 11, 2008 and recorded on April 18, 2008 of record in Instrument No. 20080418-0039700, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, of record in Instrument No. 20080418-0039700, said Register's Office.

This is improved property, known as 83 A Maury Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2017.

Jeffrey S. Curry

State of Tennessee

County of Davidson

On this 7th day of February, 2017, before me the undersigned authority, personally appeared Jeffrey S. Curry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $77,000.00.

Affiant

Sworn and subscribed before me this 7th day of February, 2017.

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary