PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170022452 DEEDWARR
Recvd: 03/16/17 11:08 2 pgs
Fees:13.00 Taxes:1739.00
20170316-0025746

W & I Ref: (RF) Title No.: 58834
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maisa Alkurdi Curtiss 213 Aspenwood Lane Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 128100A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory L. Hefton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maisa Alkurdi Curtiss, a single person**, 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 Lot No. 9 on the Plan of Pine Forest, Section One of record in Book 9700, pages 712 and 713, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory L. Hefton by Warranty Deed from Edgar J. Wilson, Jr., unmarried, dated December 15, 2011 and recorded on December 20, 2011 of record in Instrument No. 20111220-0099317, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Book 9700, page 712 and 713, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11072, page 248 amended in Book 11515, page 987, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 213 Aspenwood Lane, Nashville, TN 37221

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 10th day of March, 2017.

Gregory L. Hefton

State of Tennessee

County of Davidson

On this 10th day of March, 2017, before me the undersigned authority, personally appeared Gregory L. Hefton, 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.

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

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 10th day of March, 2017.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

Notary

My Commission Expires: