Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17194

BILL GARRETT, Davidson County
Trans:T20170043488 DEEDWARR
Recvd: 05/22/17 15:26 2 pgs
Fees:13.00 Taxes:1165.50
20170522-0050802

Send Tax Bills To:
New Owner

New Owner is:
George N. Curran
544 Stevenson St.
Nashville, TN 37209

MAP: 091-09-0

PARCEL: 183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Anthony Michael Gulotta and Nichole C. Dassance, n/k/a Nichole Gulotta, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **George N. Curran, a single man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **544 Stevenson St., Nashville, TN 37209**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Land, filed of record in Plat Book 421, Page 63, in the Register's Office for Davidson County, Tennessee. Said Lot No. 101 fronts 100 feet on the northerly side of an unnamed 40 foot street and runs back between parallel lines with the easterly margin of Nall Avenue, 185 feet to the south line of Lot No. 59 on said Nall Plan.

INCLUDED BUT EXCLUDED from the above described property is that part of the property vested in Frank Oliver Bates, as Executor with full power under the Will of Victoria Ann Resha Bates of record in Will Book 118, Page 60, Probate Court, Davidson County, as follows: BEING the northerly 60 feet of Lot No. 101 on the Plat of T. M. Nall's Subdivision of Lots Nos. 18, 19 and 20, B. F. Cockrill Land, as of record in Book 421, Page 63, Register's Office for said County. Said part of Lot No. 101 fronts 60 feet on the easterly margin of Stevenson Street and runs back eastwardly 100 feet, between lines parallel with the southerly line of Lot No. 59 on said Nall Plat, to a dead line.

BEING the same property conveyed to Anthony Michael Gulotta, an unmarried man, and Nichole C. Dassance, an unmarried woman, by Warranty Deed from JBT, Inc. and GuySkinny, LLC, dated 7/1/11 and recorded 7/5/11 in Instrument Number 20110705-0051034, Register's Office for Davidson County, Tennessee. Nichole C. Dassance is now known as Nichole Gulotta.

NDG
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of May, 2017.

GRANTOR(S):

ANTHONY MICHAEL GULOTTA

NICHOLE GULOTTA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Anthony Michael Gulotta and Nichole Gulotta**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of May, 2017.

MARGARET A. EANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of May, 2017.

KAREN ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NOTARY PUBLIC
My commission expires: