Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20170051879 DEEDWARR
Recvd: 06/19/17 09:05 2 pgs
Fees:13.00 Taxes:721.50
20170619-0060945

WARRANTY DEED

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company, 200 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Parker	FNB Mortgage	086 07 0 180.00
(NAME)	(NAME)	
1424 Market Square	1608 Williams Drive, Suite 301	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Murfreesboro, Tennessee 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Robert L Curry Jr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Parker, an unmarried man, HEREINAFTER CALLED THE GRANTEES, 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. 248 on the Plan of Jackson's Retreat, Phase 5-B, Revised of record in Plat Book 6250, page 905, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Robert L. Curry, Jr. by Quitclaim Deed from Latricia A. Curry, dated December 14th, 2006, of record in Instrument No. 20070104-0001735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 6250, page 905; Easements of record; Restrictions of record in Book 6806, page 256 and in Book 5741, page 360; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1424 Market Square, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town)
(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA Section 26-2-307 or other similar statute.

Witness my hand this 15th day of June, 2017.

Robert L Curry Jr.

State of Tennessee

County of Warren

On this 15th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert L Curry Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-18-2020