9

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055009 DEEDWARR
Recvd: 06/27/17 13:32 2 pgs
Fees:13.00 Taxes:1842.60
20170627-0064701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00

Deedra A Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June, 2017.

Kimbra Spann
Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Townsend and Anna Grace Townsend	Churchill Mortgage Corp	
(NAME)	(NAME)	
607 Baxter Lane	761 Old Hickory Blvd Ste 400	160-070-020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(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, WE, **JEAN H. MCCURDY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW TOWNSEND AND ANNA GRACE TOWNSEND, HUSBAND AND WIFE,** 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. 4 on the Plan of Dunn Meade, as of record in Book 2330, Page 162, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Affidavit recorded in Deed Book 7080, Page 373 and Warranty Deed from James K. Jennette and wife Irene P. Jennette to Joel B. McCurdy and wife Dorothy M. McCurdy as recorded on the 3rd day of October, 1963 in Deed Book 3641, Page 17, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from WM Thomas McHugh, Trustee to Joel McCurdy and wife, Jean H. McCurdy, as tenants by the entirety as recorded on the 23rd day of December, 1986 in Deed Book 7080, Page 375, said Register's Office. Joel McCurdy died on November 26, 2002, leaving Jean H. McCurdy as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 607 Baxter Lane, Nashville, TN 37220
(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.

Witness my hand this 21st day of June, 2017

Jean H. McCurdy

JEAN H. MCCURDY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean H. McCurdy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of June, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019