THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511990**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $457,500.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2017 Notary Public My Commission Expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170056753 DEEDWARR
Recvd: 07/03/17 12:59 2 pgs
Fees:13.00 Taxes:1692.75
20170703-0066795

WARRANTY DEED

Address New Owner: Christopher Highfield and Delia O'Connor 2503 NATCHEZ TRCE Nashville TN 37212-5205	Send Tax Bills To: New Owner 2503 Natchez Trace Nashville TN 37212	Tax Information: Tax Parcel ID No. 104-15-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M. Duncan Currey and wife, Dorothy B. Smith** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Highfield and Delia O'Connor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 75 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 75 beginning at a point in the Westerly margin of 28th Avenue South or Natchez Trace, said point being 80 feet Southerly from the Northeasterly corner of said lot; thence, with the Westerly margin of 28th Avenue South or Natchez Trace, in a Southerly direction, 59 feet to the Northeasterly corner of Lot No. 74 of said plan; thence, Westerly with the line between Lot Nos. 74 and 75, 210 feet to an alley; thence, with the alley; thence, with the Easterly margin of said alley in a Northerly direction, 10 feet to another alley; thence, in a Northeasterly direction with the Southerly line of the last mentioned alley, 56 feet, more or less, to a point; thence, with the line between the property now owned by Jernigan, in a generally Easterly direction, 161 feet to the point of beginning.

Being the same property conveyed to M. Duncan Currey and wife, Dorothy B. Smith by Warranty Deed from Jon Sheridon and wife, Michelle Sheridon, recorded on the 21st day of June, 2005 in Instrument No. 20050621-0071240, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.

This is improved property located at 2501 NATCHEZ TRCE Nashville TN 37212-5205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

M. Duncan Currey

Dorothy B. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. Duncan Currey and Dorothy B. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019