Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August 2017.

Notary Public
My commission expires: 07/06/20

BILL GARRETT, Davidson County
Trans:T20170071015 DEEDWARR
Recvd: 08/16/17 10:22 2 pgs
Fees:13.00 Taxes:995.30
20170816-0084011

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas Foster 6020 Bradford Hills Dr. Nashville TN 37211	JAMIE	172-12-0-A/009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William Curry and wife, Nina E. Curry hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nicholas Foster, a single person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Bradford Hills, Sec. 1, as shown on plat of record in Plat Book 7900, Page 110-112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Curry and wife, Nina E. Curry by deed from Lynn A. Curry Crawford of record in Instrument No. 20050127-0010290, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Bradford Hills, Sec. 1, of record in Book 7900 Page 110-112, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8069 page 170 and amended in Book 8276 Page 616, Book 8267 Page 618, Book 8372 Page 901, Book 8374 Page 591 and Book 8522 Page 853 and in any allied

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-17-6020

instruments(s) referred to in said restrictions. 4) Charter of Bradford Hills Homeowner's association of record in Book 8071 Page 520 5) Bylaws for Bradford Hills Homeowners Association of record in Book 8071 Page 531

This property is improved property known as 6020 Bradford Hills Dr., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11th day of August, 2017.

William Curry

Nina E. Curry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Curry and Nina E. Curry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of August, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10156