

Davidson County DEEDWARR
Recvd: 08/18/17 16:05 3 pgs
Fees:18.00 Taxes:1405.63
20170818-0085341

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $379,900.00.

Sandra Smith
Affiant

Subscribed and sworn before me this the 18th day of August, 2017.

Sheri Engel
Notary Public
My commission expires: January 5, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Curry 609 Jay Ct Nashville, TN 37210	Pinnacle Bank 150 3rd Ave South, Ste 1000 Nashville, TN 37201	119-06-0 355.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOLDEN ASSET MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM CURRY AND WIFE, NINA E CURRY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Rosewood Estates, Section Two of record in Plat Book 4955, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Holden Asset Management, LLC, a Tennessee Limited Liability Company, by deed from Arup Bandyopadhyay and wife, Nandita Bankopadhyay, dated 10/05/2016, of record in Instrument No. 20161014-0108631, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 609 Jay Ct, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

O. H.

Witness my hand this the 18th day of August, 2017.

Holden Asset Management, LLC

By: _____
David Franklin Henry, Authorized Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Franklin Henry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a Limited Liability Company, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said David Franklin Henry as such Authorized Representative.

Witness my hand and official seal this 18th day of August, 2017.

My Commission Expires: 9-10-2018

_____
Notary Public

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY