WARRANTY DEED

Bill Garrett Davidson County
Batch# 4809 DEEDWARR
09/26/2017 09:24:12 AM 2 pgs
Fees: $13.00 Taxes: $2,284.75

20170926-0098287

Y-KW-17-317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/16

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Charles Garrett Curthoys and Evelyn Jamero Paglinawan Curthoys	New Owner	
(NAME)	(NAME)	**083-13-0-322.00**
317 S 14th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM T. HUSKEY AND CLAUDIA Z. HUSKEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN CHARLES GARRETT CURTHOYS AND EVELYN JAMERO PAGLINAWAN CURTHOYS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot Nos. 147 and 148, Block "P" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 147 and 148 fronts 50 feet on the easterly side of South 14th Street and runs back between parallel lines with the northerly margin of an undeveloped alley 100 feet to the easterly margin of Lot No. 148 on which it measures 50 feet.

Being the same property conveyed to William T. Huskey and Claudia Z. Huskey, husband and wife by Warranty deed from Cathedral Homes, LLC of record in Instrument No. 20131121-0120146 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 21, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **317 S 14th St., Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 22nd DAY OF SEPTEMBER, 2017.

William T. Huskey

Claudia Z. Huskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212