Bill Garrett Davidson County
Batch# 9513 DEEDWARR
10/09/2017 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20171009-0103083

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF October 2017.

NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17080078

Address of New Owner
Kevin D. Rome and Stefanie Rome, Husband and Wife
6229 Bresslyn Road
Nashville, TN 37205

Send Tax Bills To:
Bond Mortgage, LLC
318 Seaboard Lane, Ste 310
Franklin, TN 37067

Tax Information:
115-15-0-024.00

JENNIFER CHANDLER COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Brenda Richardson Curtis, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevin D. Rome and Stefanie Rome, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of West Meade Farms, Inc., Section "F", as of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 122.0 feet on the southerly side of Bresslyn Road and extends back 337.5 feet on the easterly line and 337.8 feet on the westerly line, to a line in the rear which measures 122.0 feet thereon.

Being the same property conveyed to Gerald James Curtis and wife, Brenda Richardson Curtis, by Warranty Deed from Ellen E. Dickinson, unmarried, dated 10/09/80 and recorded on 10/10/80 in Book 5663, Page 382, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Brenda Richardson Curtis upon the death of her husband, Gerald James Curtis, (D.O.D. 08/24/2008).

This is property generally located:
6229 Bresslyn Road, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1835, Page 71, said Register's Office.
3. Restrictive Covenant for Detached Structure contained in instrument of record in Instrument No. 20050906-0106320, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brenda Richardson Curtis** has/have caused this instrument to be executed, this the 3rd day of Oct, 2017.

Brenda Richardson Curtis

Brenda Richardson Curtis

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brenda Richardson Curtis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3rd day of Oct, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

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

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020