THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013722** Bill Garrett Davidson County Batch# 26228 DEEDWARR 11/16/2017 09:10:12 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20171116-0117659	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Coreen Newcomb Affiant Subscribed and sworn to before me, this 10th day of November, 2017. Notary Public My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tim Shaw	New Owner	Tax Parcel ID No.
2510 Belmont Boulevard	10 Warwick Lane	117-04-0-040.00
Nashville TN 37212	Nashville, TN 37205	

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, **Ralph Bryan Curtis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy B. Shaw, unmarried man**, ("Grantee"), his 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 a survey of the northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113, on the Map of Belmont Land Co' s Plan showing the sub. of 10 acres and the re-sub of Lots 1 - 6 & 20 - 25 of record in Book 421, page 34, said Register' s Office.

Said northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 183.0 feet to a line in the rear which is a dead line measuring 50 feet thereon.

Being the same property conveyed to RALPH BRYAN CURTIS, by deed from D. MATTHEW STUART and wife, LINDA E. STUART, of record in Book 10116, page 386, dated June 28, 1996, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-04-0-040.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 2510 Belmont Boulevard NAshville TN 37212

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 10th day of November, 2017.

Ralph Bryan Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Bryan Curtis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018