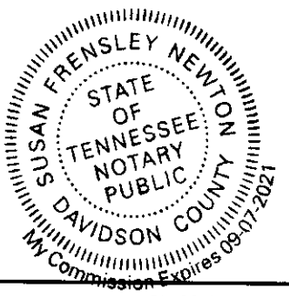
Bill Garrett Davidson County
Batch# 33942 DEEDWARR
12/06/2017 08:52:26 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20171206-0124238

WARRANTY DEED



State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Terri McQueen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES: ~~August 18, 2020~~ 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terri McQueen	First National Bank	063-08-0-050.00
(NAME)	(NAME)	
304 Brandiwood Court	200 East Main Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tamella Curry, as devisee under the Will of Ozzie B. Winters,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terri McQueen, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot Nos. 25, 27, 29, 31, 33, and 35, of Block "Y" on the Plan of Hadley Bend City Subdivision, as of record in Plat Book 421, Page 120, Register's Office for said County.

Said parts of Lots Nos. 25, 27, 29, 31, 33, and 35, fronts 50 feet on the northerly side of Capital Street and run back between parallel lines with the easterly margin of LaFayette Avenue, 150 feet to a dead line.

Being the same property conveyed to Ozie B. Winters by Warranty Deed dated 03/26/1990 from Marion Winters Gray and Aaron Claude Gilbert, Sr. of record in Book 8075 , Page 60 , Register's Office for Davidson County, Tennessee.

The said Ozie B. Winters died testate on December 14, 2015 devising subject property to Tamella Curry as evidenced by the Affidavit of Inheritance of record in Instrument 20160701-0 068008 , and by the Last Will and Testament of Ozie B. Winters of record in Instrument 2016 1228-01361 84 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

unimproved ☐

This is improved ☑ property, known as 318 Capital St., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 30th day of November, 2017.

Tamella Curry

State of Tennessee
County of Williamson

Personally appeared before me Tamella Curry, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2017.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 17-5491