398

WARRANTY DEED

Bill Garrett
Batch# 38999
12/18/2017 03:55:46 PM
Fees: $13.00 Taxes: $1,661.30

Davidson County
DEEDWARR
2 pgs

20171218-0128919

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. Curtiss	Truxton Trust	142-16-0-A-009.00 CO
(NAME)	(NAME)	
533 London Way	4525 Harding Rd #300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Patricia B. Bailey, formerly known as Patricia Ann Cooper, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Curtiss and Margaret A. Curtiss, husband and wife,** 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 Lot No. 9 on the Plan of Devon Park, Phase One, as of record in Book 5200, pages 670-672, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Cooper and wife, Patricia B. Cooper by Warranty Deed from John A. Norwig and wife, Emily D. Norwig, dated August 13, 1991, as of record in Book 8422, page 215, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Patricia Ann Cooper by Quitclaim Deed in accordance with divorce decree and marital dissolution agreement in Civil Action No. 96D-2734, Fourth Circuit Court of Davidson County, Tennessee, from Richard Litton Cooper, dated August 13, 1991, as of record in Book 10582, page 65, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 533 London Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plan of record in Book 5200, page 670-672; Restrictions of record in Book 6176, page 7; Book 6541, page 542 and Book 6967, page 156; Bylaws of record in Book 8276, page 53; Articles of Incorporation/Charter of record in Book 7372, page 862; Easement for transmission lines of record in Book 4603, page 495; Easement for utility and water line of record in Book 5258, page 276 and Book 5473, page 175; Easement for storm water detention of record in Book 6145, page 252; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 14th day of December, 2017.

Patricia B. Bailey by Tim Cooper his attorney in fact

Patricia B. Bailey, formerly known as Patricia Ann Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tim Cooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Patricia B. Bailey, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Patricia B. Bailey, the within named bargainor by the said Tim Cooper as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 2017.

Notary Public

My Commission Expires:_____

File No.: 26729

