NEW OWNER:

Gregory Richard Curd
1505 Roundhill Court
Nashville, TN 37211

SEND TAX BILLS TO:

Guaranty Trust Co.
316 Robert Rose Dr.
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0719 FR

Parcel 172-12-0-A-079.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 40001 **DEEDWARR**
12/20/2017 03:09:56 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63

20171220-0129731

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars** (**$279,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MICHEAL CHASE HARDIN AND KLARA HARDIN, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **GREGORY CURD, a single person** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section Three, Bradford Hills of record in Plat Book 7900, Page 239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Klara Hardin and Michael Chase Hardin, wife and husband by Warranty Deed from David Criswell, married of record in Instrument No. 20140820-0075813 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on August 20, 2014.

Being improved property also known as 1505 Roundhill Court Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **December, 2017**.

MICHEAL CHASE HARDIN

KLARA HARDIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHEAL CHASE HARDIN AND KLARA HARDIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **December, 2017**.

My commission expires: 9-8-2020

NOTARY PUBLIC
BRITTANY BUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **279,900.00** .

AFFIANT

Sworn to and subscribed to before me this 18TH day of **December, 2017**.

NOTARY PUBLIC

My commission expires

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018