Bill Garrett Davidson County
Batch# 43751 DEEDWARR
01/03/2018 10:29:23 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180103-0000837

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON A. INDORATO, ET UX	new owner	**061-11-0-055.00**
(NAME)	(NAME)	
937 CURDWOOD BOULEVARD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, TABITHA GOETZ, AND SPOUSE, KRISTINA JEFFRIES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON A. INDORATO AND KRISTIN A. INDORATO, 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 the Easterly 50 feet of the Southerly 150 feet of Lot Number 20 on the Plan of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 50 feet on the Northerly side of Curdwood Boulevard formerly Maplewood Boulevard and runs back between parallel lines with the Westerly margin of Burrus Street 150 feet to a dead line at the rear which measures 50 feet thereon.

Being the same property conveyed to Tabitha Goetz, an unmarried woman, and Kristina Jeffries, an unmarried woman, from U.S. Bank National Bank Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3, by and through its duly appointed attorney-in-fact, Wells Fargo Bank, N.A. by Special Warranty Deed dated November 12, 2013, of record in Instrument No. 20131218-0127840, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 547, Page 102, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **937 CURDWOOD BOULEVARD, NASHVILLE, TN 37216**
(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 our hands this 29 day of December, 2017.

TABITHA GOETZ

KRISTINA JEFFRIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tabitha Goetz and Kristina Jeffries**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of December, 2017.

My Commission Expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRE3-17-937