WARRANTY DEED

Bill Garrett Davidson County
Batch# 84872 **DEEDWARR**
04/26/2018 10:50:20 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180426-0039375

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 25TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020
(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank M. Lester and Steve Pollock	Indecomm Global Services	09614023400
(NAME)	(NAME)	
3128 Jonesboro Drive	1260 Energy Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	St. Paul, MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY ALLEN HOLCOMB, DEVISEE UNDER THE WILL OF ROBERT EARL CURTIS, A/K/A ROBERT L. CURTIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK M. LESTER AND STEVE POLLOCK, A MARRIED COUPLE,

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. 213 on the Plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Robert E. Curtis, unmarried by deed from Tillie R. Steeples, of record in Book 9998, Page 991, dated March 28, 1996, Register's Office for said County. The said Robert E. Curtis died testate on October 25, 2016 and the Will was admitted to Probate as Probate No. 16P2017 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Robert E. Curtis.

This conveyance is subject to Restrictive Covenants of record in Book 4272, Page 832, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Page 34, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3128 Jonesboro Drive, Nashville, TN 37214
(House No.) (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 23rd day of April, 2018.

The Estate of Robert Earl Curtis

BY: _____
Jerry Allen Holcomb
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Allen Holcomb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Devisee under the Will of the The Estate of Robert Earl Curtis the within named bargainer, and that he/she as such Devisee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Jerry Allen Holcomb as such Devisee.

WITNESS MY HAND and official seal, this 23rd day of April, 2018.

My Commission Expires: 5/5/20

_____
Notary Public

