WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-BR-18-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFF

Bill Garrett Davidson County
Batch# 87618 **DEEDWARR**
05/02/2018 03:44:24 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180502-0041980

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Doug Curtiss and Stefanie Curtiss	**Pinnacle Bank**	
(NAME)	(NAME)	
1000 Westchester Drive	**PO Box 702726**	**042-09-0-062.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Dallas, TX 75370**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACCHAEUS TREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUG CURTISS AND STEFANIE CURTISS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 110 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Pages 65 and 66, as amended in Book 5476, Page 887, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows:

Beginning at a point in the Southwesterly margin of Kemper Drive, North, at the corner of Lots 109 and 110, thence with the line between said lots, South-Westerly 191.4 feet to a corner of Lot 111; thence with the line between Lots 110 and 111, Southeasterly 169.5 feet to the Northwesterly margin of Westchester Drive; thence with the margin of the same, Northeasterly 167.4 feet to the beginning of a curve, thence around said curve, Northerly 38.09 feet to the margin of Kemper Drive, North, thence with the margin of the same, Northwesterly 178 feet to the point of beginning.

Being the same property conveyed to Zacchaeus Tree Properties, LLC, a Tennessee limited liability company by Warranty Deed from Fred Parker, Judith Annette Betty, Douglas Wade Dotson, Debra Parker Yoder, Melissa Parker Simpson, Lindsey Brooke Walker and Cortney Gail Day of record in Instrument No. 20171024-0108817 Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 24, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 65 and 66, amended in Book 5476, Page 887, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6313, Page 883, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Westchester Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF APRIL, 2018.

Zacchaeus Tree Properties, LLC, a Tennessee limited liability company

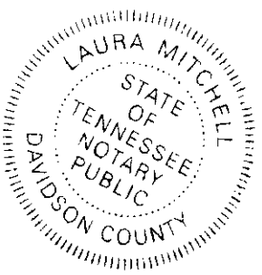
BY: _____
Shawn Rosson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SHAWN ROSSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of ZACCHAEUS TREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 30th of April, 2018.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212