Bill Garrett Davidson County
Batch# 97651 DEEDWARR
05/29/2018 01:00:10 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20
20180529-0050938

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18179

Send Tax Bills To:
Carrington Mortgage Services, LLC
1600 South Douglas Road, Ste. 110 & 200-A
Anaheim, CA 92806

New Owner is:
Brandon Curry
433 Parmley Lane
Nashville, TN 37207

MAP: 049-10-0A
PARCEL: 036.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brandon Curry and wife, Brianne Curry**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rashad Armstrong and wife, Patrice L. Armstrong**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 433 Parmley Lane, Nashville, TN 37207.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of Parmley Cove, Phase II, of record in Instrument No. 20150727-0073286, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Brandon Curry and Brianne Curry, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated 11/10/16 and recorded 11/14/16 in Instrument No. 20161114-0119618, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of May, 2018.

GRANTOR:

Brandon Curry

Brianne Curry

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brandon Curry and Brianne Curry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of May, 2018.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of May, 2018.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY