This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 06509006900

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Kyle M. Twilley
4869 Whittier Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
CMG
3160 Crow Canyon Rd
San Ramon, CA
94583

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RANDLE CURRIE AND HEATHER CURRIE, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KYLE M. TWILLEY,** unmarried "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 103, on the Plan of Section Three of Sherwood Forest, as shown by plat appearing of record in Book 4460, page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Randle Currie and wife, Heather Currie, by Warranty Deed from James K. Gammon Jr and Angela K. Gammon, husband and wife, dated June 28, 2004, appearing of record in Instrument No. 20040713-0083182, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4869 Whittier Dr., Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Bill Garrett Davidson County
Batch# 98127 DEEDWARR
05/30/2018 10:23:27 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180530-0051344

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24 day of May, 2018.

Randle Currie

Randle Currie

Heather Currie

Heather Currie

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Randle Currie and Heather Currie, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24 day of May, 2018.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of May, 2018.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

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