G#31232-2

BOX #14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141110 DEEDWARR
09/17/2018 10:33:52 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20180917-0091849

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

Affiant

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires: July 8, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Frey and Jason Jetton	**"New Owners"**	**09610024600**
6636 Christiansted Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Marilyn A. Curl, an unmarried woman

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

Michael Frey, a married man, as to a 50% undivided interest, and Jason Jetton, an unmarried man, as to a 50% undivided interest, as tenants in common

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. 328 on the Plan of Cloverhill, Section No. V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 328, which is a corner lot, fronts 95 feet on the easterly margin of Braidwood Drive and fronts 142.9 feet on the southerly margin of Leatherwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 140 feet on the easterly line and 186.4 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Marilyn A. Curl by Warranty Deed dated February 28, 2002, from Melissa E. Aiken, unmarried, of record in Instrument No. 20020307-0028442, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2145, Page 262, and as amended in Book 2273, Page 88, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6172, Page 121, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated between the parties, and paid by the Grantor herein, and the subsequent years, not yet due and payable.

This is improved property, known as: **701 Braidwood Drive, Nashville, TN 37214**.

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 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 my/our hand(s) this 13th day of **September, 2018.**

Marilyn A. Curl

Marilyn A. Curl

STATE OF ALABAMA)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, **Marilyn A. Curl,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Trussville (City), Alabama, this 13th day of **September, 2018.**

Russell Moore

Notary Public

My Commission Expires:

RUSSELL MOORE
My Commission Expires
June 19, 2022