Warranty Deed

Karen Y Johnson Davidson County Batch# 142802 DEEDWARR 09/19/2018 01:40:44 PM 2 pgs Fees: $13.00 Taxes: $1,017.50 20180919-0092910	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 14th day of September, 2018. Notary Public My commission expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey Curia	NEW OWNER	
2501 Carter Ave.		083-04-0-159.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIANE KRUEGER AND MATTHEW C. FISTER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY CURIA, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 41 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Carter Street, the common corner of Lots 40 and 41; thence with the line between said Lots, Northwardly 112 feet to a point, a corner of Lot 42; thence with the line between Lots 41 and 42, Northwestwardly 99.7 feet to the Easterly margin of Solon Drive; thence with the margin of said Drive, along a slight curve, 90.22 feet to a point, and continuing with the margin of the same Southerly 42 feet to the beginning of a curve; thence with said curve Southeasterly 31.42 to the North margin of Carter Street; thence with the margin of said Street, Eastwardly 90 feet to the beginning.

Being the same property conveyed to Juliane Krueger and Matthew C. Fister, joint tenants with rights of survivorship by Warranty deed from Jim D. Joines of record in Instrument No. 20091124-0108050 Register's Office for Davidson County, Tennessee, dated November 16, 2009 and recorded on November 24, 2009 and Scrivener's Error Affidavit recorded on September 08, 2010 in Instrument No. 20100908-0071526.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RW-18-2501

The address of the herein described property is believed to be 2501 Carter Ave., Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2018.

Juliane Krueger by Rachel Owen Her Atty in Fact

Juliane Krueger by Rachel Owen
Her Attorney in Fact

Matthew C. Fister by Rachel Owen His Atty in Fact

Matthew C. Fister by Rachel Owen
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Owen, as Attorney in Fact for Juliane Krueger and Matthew C. Fister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021