Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1331

Karen Y Johnson Davidson County
Batch# 155266 DEEDWARR
10/30/2018 03:38:22 PM 2 pgs
Fees: $13.00 Taxes: $1,228.40
20181030-0107573

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph W. Sullivan and Lenora Sullivan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Curtis and Linda Curtis, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 86 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Sullivan and Lenora Sullivan, by deed from Beazer Homes Corp, a Tennessee Corporation, dated October 17, 2011, of record in Instrument No. 20111020-0081822, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 2334 Traemoor Village Place, Nashville, TN 37209.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

**WITNESS THE EXECUTION HEREOF** this 26th day of October, 2018.

Joseph W. Sullivan

Lenora Sullivan

State of Tennessee )
County of Davidson)

On this 26th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph W. Sullivan and Lenora Sullivan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 332,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of October, 2018.

Notary Public

My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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**NEW OWNER:**
Larry Curtis
2334 Traemoor Village Place
Nashville, TN 37209

**RESPONSIBLE FOR TAX PAYMENT:**
NEW OWNER

**TAX MAP-PARCEL #:**
114-07-0A-086.00