Karen Y Johnson Davidson County
Batch# 168535 DEEDWARR
11/29/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20181129-0116469

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

39-B
File #18-1401

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 Claudia Woodard Wright, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Albert Brown, Jr. and Bria Curry, 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:

Being Lot No. 60 on the Plan of George Shield's 1st Addition to North Nashville, as of record in Book 57, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property

Said Lot Number 60 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel line, 140 feet to an alley.

Being the same property conveyed to Claudia Woodard Wright, married by Quitclaim deed from Tina Gail Tucker, dated October 11, 2018, of record in Instrument No. 20181012-0101424 and by Final Decree Confirming Sale of record in Instrument No. 20141007-0092970, Register's Office for Davidson County, Tennessee. The Grantors spouse or issue has not resided in the subject property.

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: 1905 Heiman Street, Nashville, TN 37208.

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.

WITNESS THE EXECUTION HEREOF this 27th day of November, 2018.

Claudia Woodard Wright

State of Tennessee)
County of Davidson)

On this 27th day of November, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Claudia Woodard Wright, 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 POSTON-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: $ 375,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of November, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Albert Brown, Jr.
1905 Heiman Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT:
New owner at property address

TAX MAP-PARCEL #:
081-15-0-449.00

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019