WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-D
Nashville, TN 37215

G-FC-18-213

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Clifford DuLaney and Theresa DuLaney	**NEW OWNER**	
(NAME)	(NAME)	**128-10-0A-009.00-CO**
213 Aspenwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAISA ALKURDI CURTISS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH CLIFFORD DULANEY AND THERESA DULANEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Section One, Pine Forest R40 Residential P.U.D of record in Book 9700, Page 712 and 713, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maisa Alkurdi Curtiss, a single person by Warranty Deed from Gregory L. Hefton, unmarried of record in Instrument No. 20170316-0025746, Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017.

Maisa Alkurdi Curtiss having since married. The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable..
- Subject to all matters shown on the Plan of record in Book 9700, Pages 712 and 713, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 9700, Page 476, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11072, Page 248, amended in Book 11515, Page 987, Register's Office for Davidson County, Tennessee.
- Conveyance of common area and/or open space to Pine Forest Homeowner's Association, Inc of record in Book 11318, Page 919, in the Register's Office for Davidson County, Tennessee.
- Charter of Pine Forest Homeowner's Association, Inc of record in Book 11092, Page 155, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Company of record in Book 787, Page 25, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11016, Page 259, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **213 Aspenwood Lane, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 180522 **DEEDWARR**
01/04/2019 09:05:55 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20190104-0000996

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2018.

Maisa Alkurdi Curtiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAISA ALKURDI CURTISS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212