Karen Johnson Davidson County
Batch# 194303 DEEDWARR
02/12/2019 09:46:12 AM 3 pgs
Fees: $18.00 Taxes: $777.00

20190212-0013002

Return to:
Southern Land Title + Escrow

#1666

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Caitlin Lee Mulloy and Stephen Phillip Curran	New Owner	Map 120-13-00-
931 Currey Rd.		Parcel 018.00
Nashville, TN 37217		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Shirley Edmonds,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Caitlin Lee Mulloy, an unmarried woman and Stephen Phillip Curran, an unmarried man, joint tenants with rights of survivorship,** ("The "Grantees"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Dorris G. Edmonds and wife, Shirley Duer Edmonds by warranty deed dated March 27th, 1964 from Ronald M. Barrett and wife, Wilma C. Barrett of record in Book 3705, page 535, said Register's Office. The said Dorris G. Edmonds (aka Dorris Gene Edmonds) having since died on October 10, 2002 and title vested in Shirley Duer Edmonds (aka Shirley Edmonds), as the sole surviving tenant by the entirety.

This instrument is executed on behalf of Shirley Edmonds by Valerie Burton, her Attorney-in-fact pursuant to recorded Power of Attorney in Instrument No. 20181226-0124890, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2019 Taxes, a lien now due and payable and assumed by Grantee.
2. Easement for agreement for dedication for sanitary sewers and/or storm drainage of record in Book 5236, page 804, said Register's Office.
3. Any and all matters according to a survey prepared by Steve Draper, dated March 21, 1964

This is improved property commonly known as **931 Currey Road, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 8th day of February, 2019.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary public:
My commission expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8 day of February, 2019.

Shirley Edmonds by Valerie Burton
Attorney-in-fact

Shirley Edmonds by Valerie Burton, her Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valerie Burton, Attorney-In-Fact for Shirley Edmonds,** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal in City of Nolensville, Tennessee, this 8 day of February, 2019.

Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

EXHIBIT "A"

Land in Davidson County, Tennessee, and being the same land described in Book 3219, page 317, said Register's Office and being described as follows:

BEGINNING in the Westerly margin of Currey Road at a point 25 feet Southerly from the center line of the L & N Railroad, spur track at the Northerly corner of the property described in Book 3101, page 427, said Register's Office and running Southerly with said margin 63 feet, more or less, to the Northeast corner of Lot 5 in the Norman D. Richardson's Re-Subdivision, of record in Book 2330, page 174, said Register's Office, and continuing in all 86.3 feet, more or less, to the Southeast corner of the property conveyed in Book 3101, page 427, said Register's Office; thence continuing with said margin and curves and the Easterly line of the property described in Book 2994, page 467, said Register's Office, 59.1 feet and 66.82 feet to an iron pin in the line of the property conveyed to the L & N Railroad in Book 1371, page 331, said Register's Office; thence with a radius of 548.7 feet Northeasterly 329.43 feet to the corner of the property described in Book 3101, page 427, said Register's Office and continuing 77 feet, more or less, with said radius, all points remaining 25 feet from the center line of the spur track, to the beginning, according to a survey prepared by Steve Draper dated March 21, 1964.

Included in this conveyance is all of the property between the aforesaid Lot 4, Currey Road, and the L & N Spur track right-of-way running to Avco.