Karen Johnson Davidson County
Batch# 199860 DEEDWARR
02/27/2019 10:19:30 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20190227-0017729

WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15th day of February, 2019.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jorge Leon	New Owner	11902013900
300 Wessex Ct.		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leigh Ann Conatser, Executrix for The Estate of Elizabeth Garton Curtis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jorge Leon, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of the Subdivision of Lot Nos. 7, 8, 9 and 10 and parts of Lot Nos. 6, 11, 12 and 13, Cumberland Nurseries Plan, as of record in Book 332, Page 36, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the northerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Jenkins Curtis and wife, Elizabeth Garton Curtis from Noel L. Wadley and wife, Juanita B. Wadley by Installment Deed on March 27, 1964, of record in Book 3706, Page 2, Register's Office for Davidson County, Tennessee. Said Robert Jenkins Curtis having since died on August 10, 2001 leaving Elizabeth Garton Curtis as the surviving tenant. Said Elizabeth Garton Curtis having since died on August 12, 2018 and by her Last Will & Testament grants power to the Executor/Executrix of the Estate so convey real property. The said Last Will & Testament is found under Probate Case #18P1724, Davidson County Probate Court for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 property taxes and subsequent years, plus any penalties and interest which may accrue, which are not due until 10/1/2019.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Rose Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 21, 2019.

The Estate of Elizabeth Garton Curtis

Leigh Ann Conatser, Executrix
By: Leigh Ann Conatser, Executrix

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leigh Ann Conatser, Executrix for the Estate of Elizabeth Garton Curtis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 21, 2019

Notary Public

My commission expires 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY