# WARRANTY DEED

Karen Johnson Davidson County
Batch# 206498 **DEEDWARR**
03/15/2019 03:03:35 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20190315-0024000

JM-VRES-19-6211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**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) |
|---|---|---|
| **Brian Davidson** | **NEW OWNER** | |
| (NAME) | (NAME) | **091-05-0-065.00** |
| **2384 Everwtt Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Forest, VA 24551** | | |
| (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, **DANIEL PATRICK CURRAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN DAVIDSON, UNMARRIED,** 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. 47 on the Plan of Moss - Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Laramie Avenue at the corner of Lots Nos. 46 and 47; thence with the line between said two lots Southerly 90.7 feet to the corner of Lots Nos. 46,47, and 48; thence with the line between lots Nos. 47 and 48 Westerly 110 feet to the Easterly margin of Ries Avenue; thence with the same Northerly 65.5 feet to the beginning of a curve; thence around the said curve having a radius of 25 feet Northeasterly 39.47 feet to the Southerly margin of Laramie Avenue; thence with the same Easterly 78.7 feet to the beginning.

Being the same property conveyed to John Michael Curran by Quitclaim deed from Deborah Mai Curran of record in Book 7038, page 366, Register's Office for Davidson County, Tennessee, dated November 12, 1986 and recorded on November 12, 1986.

The said John Michael Curran died July 6th 2012 leaving the property vested solely in the name of Daniel Patrick Curran as evidenced in his Last Will & Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probabte Division, Case No. 13P643

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2861, Page 35, in the Register's Office for Davidson County, Tennessee
- A 12 foot Easement for an 8 inch Sewer Line of record in Book 6856, Page 55, 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: **6211 Laramie Avenue, Nashville, Tennessee 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(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.

Witness my/our hand(s) this the 14th DAY OF MARCH, 2019.

Daniel Patrick Curran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL PATRICK CURRAN, 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 14th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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