WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

KBe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019

AEWalston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 228807 DEEDWARR
05/13/2019 09:04:21 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20190513-0044423

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Karen Baker- Curtis	Same	61-7-241
(NAME)	(NAME)	
1022 Maplewood Place	4311 Gallatin Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190818

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Helen Faye Owen, a single person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Karen Baker- Curtis, a married person,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 60 on the Plan of I.C. McMahan's Subdivision for part of the Maplewood Lands as of record in Book 547, page 78, Register's Office for Davidson County, Tennessee

Said Lot No. 60 fronts 100 feet on the southerly side of Maplewood Lane and extends back 294.5 feet on the easterly side and 295.90 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Helen Faye Owen by Quitclaim Deed from Randall Vester Owen dated October 9, 2017 and filed of record in Instrument No. 20171016-0105426, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1022 Maplewood Place, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of May, 2019

Helen Faye Owen

Helen Faye Owen

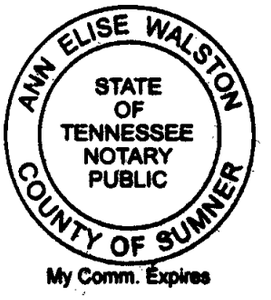
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen Faye Owen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of May, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021



PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075