This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $273,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of October, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 297922 DEEDWARR
10/09/2019 09:12:02 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20191009-0103370

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Melvin Taylor Currie Jr. 8132 Lenox Creekside Dr Antioch, TN 37013	IBERIABANK d/b/a IBERIABANK Mortgage P.O. Box 7171 Little Rock, AR 72223	181-02-0A 280.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, YULIANA V. RUFF, A UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELVIN TAYLOR CURRIE JR., A MARRIED MAN, AND WIFE, SHANDRA MICHELLE WEST-CURRIE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhome Unit No. 36 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase 11, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101 et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Yuliana V. Ruff, by deed from Valerie Bonds Howard F/K/A Valerie Bonds Carlton, dated 11/10/2017, of record in Instrument No. 20171122-0119992, said Register's Office.

Also being the same property conveyed to Valerie Bonds Carlton by deed from Bobby Willis, an unmarried man, dated 12/17/2010, of record in Instrument No. 20101229-0103412, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8132 Lenox Creekside Dr, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

YUR by SNG, AIF

Witness my hand this the 3rd day of October, 2019.

Yuliana V. Ruff by Hicks Gotwald Attorney in Fact

Yuliana V. Ruff
BY: Hicks Gotwald as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of October, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Hicks Gotwald with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Yuliana V. Ruff, by Specific POWER OF ATTORNEY dated March 26, 2019, and who acknowledged that he executed the same as the free act and deed Yuliana V. Ruff. Witness my hand and official seal this 3rd day of October, 2019.

Witness my hand and official seal this 3rd day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY