RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912499

Karen Johnson Davidson County
Batch# 301993 DEEDWARR
10/17/2019 08:56:26 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20191017-0106336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2019.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust 145 Park Circle Old Hickory, TN 37138	Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust 3032 Lakeshore Dr. Old Hickory, TN 37138	053-11-0-075.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHLOE WARNER AND HUDSON WARNER, WIFE AND HUSBAND, AND CRAIG WARNER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JANET L. CURTIS, TRUSTEE OF THE JANET L. CURTIS REVOCABLE LIVING TRUST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 13 of Block "B" on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Chloe Warner and Hudson Warner, wife and husband, and Craig Warner, as tenants in common with rights of survivorship, by Warranty Deed from Van Webber, LLC, dated 3/24/17 and recorded 4/5/17 in Instrument No. 20170405-0033428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of September, 2019.

CHLOE WARNER

HUDSON WARNER

CRAIG WARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chloe Warner and Hudson Warner, and Craig Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of September, 2019.

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 9/27/19

