ADDRESS NEW OWNER: Dalamar Homes, LLC
130 Belle Forest Circle
Nashville TN 37221

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 14203003200

Karen Johnson Davidson County
Batch# 306131 DEEDWARR
10/25/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $194.25
20191025-0109586

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Margie Sue Curtis, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 370, on the plan of WALNUT HILL MANOR, SECTION 1, of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thelma Louise Curtis and Margie Sue Curtis by Warranty Deed from James E. Patterson and wife, Evelyn Patterson by Warranty Deed recorded on January 15, 1979, of record in Book 5385, page 218, Register's Office for Davidson County, Tennessee. The said Thelma Louise Curtis having since died testate on or about July 27, 2013. By virtue of the Last Will and Testament of Thelma Louise Curtis, probated under Docket No. P-2104-14 in the Probate Court for Humphreys County, Tennessee. Decedent devised her interest in subject property to her sister, Margie Sue Curtis. A certified copy of Decedent's Will was recorded in Instrument No. 20181019-0103989, Register's Office for Davidson County, Tennessee.

This is property with a common address of 512 Wagon Court, Nashville, TN 37221.

This property is being conveyed "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 4660, Page 108, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 4643, Page 946; Amended in Book 5057, Page 885; Modified in Book 5440, Page 138; and Modified in Book 5526, Page 322, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of October 2019.

Margie Sue Curtis by Woo C Miller, Attorney in Fact

Margie Sue Curtis by Woody C. Miller, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of October 2019, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Woody C. Miller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Margie Sue Curtis and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, or Instrument No. ____*____ in said Register's Office.

Witness my hand and official seal at office this 24th day of October 2019. * 201910250109585

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $52,500.00.

Affiant

Subscribed and sworn before me this 24th day of October 2019.

Notary Public
My Commission Expires: 7-17-21

George Ziadeh
State of Tennessee Notary Public
Williamson County

File No. 1910K207

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

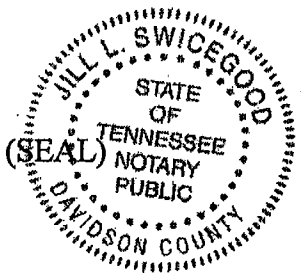
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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