Karen Johnson Davidson County
Batch# 332754 DEEDWARR
12/20/2019 10:10:55 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20191220-0131506

This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Name and Address of New Owner:
Provision Homes, LLC
200 Oscar Ct
Murfreesboro, TN 37128

Send Tax Bills To:
Same

Tax Map/Parcel: 176-01-0A-051.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. CURTIS, individually and CHRISTINE MARIE CURTIS-BRADT, individually and as Executor of the Estate and Robert Lynn Curtis, deceased** (hereinafter collectively referred to as the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto **PROVISION HOMES, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot No. 51 on the Final Plat of The Estates of Hickory Woods as of record in Instrument No. 20010412-0036163, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Curtis and wife Betty L. Curtis from Classic Homes Bos, L.P. by Warranty Deed of record in Instrument No. 20020808-0095450, in the Register's Office of Davidson County, Tennessee. The said Betty L. Curtis predeceased Robert L. Curtis on October 22, 2005 leaving him as the surviving tenant by the entirety. The said Robert L. Curtis died on May 25, 2019, leaving a Last Will and Testament of record in Will Book 68, page 39, in the County Clerk's Office of Rutherford County, Tennessee. Said Last Will and Testament devised a life estate interest to the subject property to his wife, Sandra Kay Curtis, with a remainder interest to Christine Marie Curtis-Bradt and Robert A. Curtis. Christine Marie Curtis-Bradt was appointed as the Executor of the Estate of Robert Lynn Curtis by Order of the Probate Court for Rutherford County, Tennessee, entered on July 26, 2019.

Being the same property conveyed to Christine Marie Curtis-Bradt and Robert A. Curtis from Sandra Kay Curtis by Quitclaim Deed of record Instrument No. 20191114-0117239 in the Register's Office of Davidson County, Tennessee. Said deed conveyed Sandra Kay Curtis' life estate interest to the subject property.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as **6896 Hickory Rim Court, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

We covenant with the said Grantee that we have lawfully seized and possessed said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except for the 2019 property taxes and as otherwise set forth herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 19th day of December, 2019.

By: Robert A Curtis By Christine Curtis Bradt POA
ROBERT A. CURTIS, Individually By CHRISTINE MARIE CURTIS-BRADT, Attorney-in-Fact

By: Christine Curtis Bradt
CHRISTINE MARIE CURTIS-BRADT, Executor of the Estate of Robert Lynn Curtis, deceased

By: Christine Curtis Bradt
CHRISTINE MARIE CURTIS-BRADT, Individually

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, CHRISTINE MARIE CURTIS-BRADT, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said ROBERT A. CURTIS, the within named bargainor, for the purposes therein contained.

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

WITNESS my hand, this 19th day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 03-03-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, CHRISTINE MARIE CURTIS-BRADT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, as Executor of THE ESTATE OF ROBERT LYNN CURTIS, deceased executed the foregoing instrument for the purposes therein contained.

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC 2020

WITNESS my hand, this 19th day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 03-03-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, CHRISTINE MARIE CURTIS-BRADT, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed, and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 19th day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 03-03-2020

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Sworn to and subscribed before me,
this 19th day of December, 2019.

Notary Public

My commission expires: 03-03-2020