WHEN RECOREDED MAIL TO:
6100 TENNYSON PKWY, SUITE 202
PLANO, TX 75024

Karen Johnson Davidson County
Batch# 344228 DEEDWARR
01/16/2020 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20200116-0005839

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S. KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EKRE OF TN LLC	EKRE OF TN LLC	042 08 0 181.00
215 PARK AVE SOUTH NEW YORK, NY 10011	215 PARK AVE SOUTH NEW YORK, NY 10011	

For good consideration in the amount of **$240,000.00**, I (We) **HENRY T. CURTIS, A MARRIED MAN** whose mailing address is 348 NESBITT LN, MADISON, TN 37115, hereby bargain, deed and convey to **EKRE OF TN LLC** whose mailing address is 215 PARK AVE SOUTH, NEW YORK, NY 10011, the following described land in DAVIDSON County, to wit:

BEING LOT NO. 2 ON THE PLAN OF FILMORE PLACE, AS OF RECORD IN INSTRUMENT 20050614-0067969, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HENRY T. CURTIS, A SINGLE MAN BY WARRANTY DEED FROM ROBERT W. RITTMAN AND WIFE, LINDA E. RITTMAN, DATED MARCH 28, 2013 RECORDED ON APRIL 02, 2013 AS INSTRUMENT NO: 20130402-0032059 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 042 08 0 181.00
Property Address: 348 NESBITT LN, MADISON, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 13 day of January 2020

HENRY T. CURTIS

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 13 day of January 2020, before me personally appeared **HENRY T. CURTIS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the 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 voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 13 day of January, 2020.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
EKRE OF TN LLC
215 PARK AVE SOUTH
NEW YORK, NY 10011

Name and Address of property owner:
EKRE OF TN LLC
215 PARK AVE SOUTH
NEW YORK, NY 10011

True Copy Certification

I, Michelle Neill, 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.

Signature

State of Texas

County of Collin

Personally appeared before me, DeAnna Rodriguez, a notary public for this county and state, Michelle Neill who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-15-20
Notary' Seal (if on paper)

DEANNA W. RODRIGUEZ NOTARY PUBLIC STATE OF TEXAS 126407609 EXP. 03-15-2020