Return to:

BANKERS TITLE & ESCROW CORP
5107 Maryland Way, Suite 115
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $424,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2020.

Notary Public
My Commission Expires: 7-5-21

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 357698 DEEDWARR
02/13/2020 09:14:16 AM 2 pgs
Fees: $13.00 Taxes: $1,572.13

20200213-0016519

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dowann Elaine Pack 421 Caledonian Court Nashville TN 37211	New Owner	Tax Parcel ID No. 172-10-0B-125.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sonya Curtis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dowann Elaine Pack, a single woman**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Christiansted Valley Phase Three, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SONYA CURTIS, by deed from RUSSELL ALLEN MCCULLUM AND WIFE, CATHERINE ANNE MCCULLUM, of record in Instrument No. 20130809-0083866, dated August 6, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 172-10-0B-125.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 306, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20060316-0030458, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 19991221-0305559 and in Instrument No. 20000728-0074515, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050607-0065120, said Register's Office.

Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, said Register's Office.

Terms, conditions, easements and right of ways as retained in deed of record in Book 5794, page 256, said Register's Office.

This is improved property located at 421 Caledonian Court Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2020.

Sonya Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sonya Curtis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2020.

Notary Public

My Commission Expires: _____

