Karen Johnson Davidson County
Batch# 580871 DEEDWARR
03/01/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,437.45
20210301-0025690

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$388,500.00.** Affiant Subscribed and sworn to before me, this the 19th day of February, 2021. Notary Public My commission expires: 9-2-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander R. Curnow Rebecca R. Curnow	**Mortgage Investors Group**	**041-11-0-030.00**
3932 Banbury Drive	8320 E. Walker Springs Lane, Suite 200	
Nashville, TN 37207	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
PHILLIP OLSON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER R. CURNOW AND REBECCA R. CURNOW, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 433, as shown on the map entitled the Plan of Bellshire Estates, Section "B", of record in Plat Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 433 fronts 200.0 feet on the Northerly side of Banbury Drive and Extends Back 287.0 Feet on the Esterly Line and 147.1 feet on the Westerly line to a dead line Measuring 197.8 feet thereon.

Being the same property conveyed to PHILLIP OLSON, A SINGLE MAN, by deed from DAVID A. ARLAUD AND KANDACE M. ARLAUD, HUSBAND AND WIFE, of record in Instrument No. 20160511-0046742, dated May 9, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3932 Banbury Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of FEBRUARY, 2021

PHILLIP OLSON

State of Tennessee)

County of Davidson)

On this 19th day of February, 2021, before me personally appeared, **PHILLIP OLSON**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

