Name and Address of New Owner:
Team 9 Real Estate Solutions, LLC
4771 Terragon Trail
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18050622

Map and Parcel: 149 05 0 165.00

Bill Garrett Davidson County
Batch# 113376 **DEEDWARR**
07/09/2018 11:23:23 AM 2 pgs
Fees: $13.00 Taxes: $433.46

20180709-0065953

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hester A Boucher, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Team 9 Real Estate Solutions, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 83, 2nd Revision, Section Five, Terragon Trails, according to survey and plat of same appearing of record in Book 5200, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Hester A. Boucher by Cash Deed for Tennessee filed for record on July 17, 1992 in Book 8678, page 572, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Terragon Trails of record in Book 5179, page 214, said Register's Office; All matters as set forth per Book 5200, page 18, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4771 Terragon Trail, Antioch, TN 37013

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 29th day of June, 2018.
JP

Hester A Boucher

State of Tennessee

County of Rutherford

Personally appeared before me, Hester A Boucher with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of June, 2018.
29th
JP

Notary Public
My Commission Expires: 11-20-21

JOHN PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,150.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of June, 2018.

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

Notary Public
My Commission Expires: 1/29/2020