Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Wolfenberger and Jackie Wolfenberger, husband and wife	JP Morgan Chase Bank, N.A. (NAME)	005-00-0-015.00
8114 Ridgewood Road (ADDRESS)	PO Box 78420 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062-8420 (CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 119626 DEEDWARR
07/24/2018 10:59:19 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180724-0072037

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Gregory Curtis, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Wolfenberger and Jackie Wolfenberger, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF TIMOTHY STAMPS PROPERTY OF RECORD IN INSTRUMENT NO. 20011227-0142591, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TAX MAP 5, PARCEL 15 AND BEING THE PROPERTY OF JAMES GREGORY CURTIS OF RECORD IN INSTRUMENT NO. 20070604-006595 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN NEW AT A CUT OFF POST IN THE NORTH RIGHT-OF-WAY OF RIDGEWOOD ROAD, BEING THE SOUTHWEST CORNER OF MAP 5, PARCEL 13.02 THE GOODMAN PROPERTY OF RECORD IN BOOK 7792, PAGE 456 AND THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY;
THENCE WITH GOODMAN FOR THE FOLLOWING 2 CALLS:
N 06 DEG. 10' 16" E, 35.97' TO AN IRON PIN NEW;
N 27 DEG. 11' 40" W, 337.96' TO A FENCE POST OLD AND COMMON CORNER WITH THE CHRISTIAN & SHIRLEY PROPERTY OF RECORD IN BOOK 8568, PAGE 733 AND BEING MAP 5, PARCEL 13;
THENCE WITH CHRISTIAN & SHIRLEY'S SOUTH LINE FOR THE FOLLOWING 2 CALLS:
N 60 DEG. 45' 44" E, 83.38' TO AN IRON PIN NEW;
S 82 DEG. 01' 30" E, 351.25' TO AN IRON PIN OLD AND COMMON CORNER WITH THE BASS PROPERTY OF RECORD IN BOOK 4648, PAGE 968 AND BEING KNOWN AS MAP 5, PARCEL 13.05;
THENCE WITH BASS'S WEST LINE, S 21 DEG. 16' 35" W, 201.16' TO AN IRON PIN OLD AND COMMON CORNER WITH THE PROPERTY OF BASS OF RECORD IN BOOK 4648, PAGE 968 AND BEING KNOWN AS MAP 5, PARCEL 13.04;
THENCE WITH BASS'S WEST LINE, S 43 DEG. 41' 27" W, 217.54' TO AN IRON PIN NEW AT A CUT OFF POST AND BEING IN THE NORTH RIGHT-OF-WAY OF RIDGEWOOD ROAD;
THENCE WITH RIDGEWOOD ROAD, ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 03 DEG. 56' 12", A RADIUS OF 721.23', A CHORD BEARING AND DISTANCE OF N 70 DEG. 41' 02" W, 49.55' ALONG AN ARC LENGTH OF 49.55' TO THE POINT OF BEGINNING AND CONTAINING 93,866 SQUARE FEET, OR 2.155 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES CURTIS AND CONNIE CURTIS, HUSBAND AND WIFE, BY WARRANTY DEED FROM HARRY TURNER, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20050308-0025013; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO JAMES GREGORY CURTIS BY QUIT CLAIM DEED FROM CONNIE MICHELLE CURTIS, OF RECORD IN INSTRUMENT NO. 20070604-0065905, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NIOKA CURTIS THE SPOUSE OF JAMES GREGORY CURTIS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8114 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their 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 23rd day of July, 2018.

James Gregory Curtis

Nioka Curtis

Nioka Curtis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Gregory Curtis and Nioka Curtis, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072