THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 123274 DEEDWARR
08/01/2018 10:04:19 AM 3 pgs
Fees: $18.00 Taxes: $564.25
20180801-0074943

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Team 9 Real Estate Solutions, LLC 4771 Terragon Trail Antioch, Tennessee 37013	Same	053-09-0-018.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **SHELA R. CURTIS and husband, CHARLES M. CURTIS,** have this day bargained and sold, and do hereby transfer and convey unto the said **TEAM 9 REAL ESTATE SOLUTIONS, LLC,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled the Plan of Sequoia Valley, Section II, of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILFRED L. STOCKMEYER AND WIFE, GLADYS STOCKMEYER, by deed from VERNON E. STEVENSON AND WIFE, DORIS ANN STEVENSON, of record in Book 4312, page 649, dated February 18, 1969, said Register's Office. The said Wilfred L. Stockmeyer having since died on or about September 9, 1987, leaving Gladys Stockmeyer the surviving tenant by the entirety. The said Gladys Stockmeyer having since died intestate on or about September 22, 2005, leaving Dan Louis Stockmeyer her only heir at law said property. For further reference see Affidavit of Heirship of record in Instrument No. 20150727-0073704 and corrected in Instrument No. 20180801-0074941 **and** 20180801-0074942 **, said Register's Office.**

Being the same property conveyed to SHELA R. CURTIS, by quitclaim deed from DAN LOUIS STOCKMEYER, of record in Instrument No. 20170718-0071927, dated July 13, 2017, said Register's Office. The said Charles M. Curtis, spouse of Shela R.

Curtis, joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$152,500.00**.
Subscribed and sworn to before me
this 30th day of July, 2018.
My Commission Expires: 1/29/2020

Affiant

Notary Public

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This is improved property located at 1329 Cheyenne Boulevard, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of July, 2018.

Shela R. Curtis
SHELA R. CURTIS

CHARLES M. CURTIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SHELA R. CURTIS and CHARLES M. CURTIS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY