6

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155316 DEEDWARR
10/31/2018 08:21:39 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20181031-0107630

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andre Lamont Wilford	Jeffery K. Curtis and Susan J. Curtis	11300000200
(NAME)	(NAME)	
8436 Old Charlotte Pike	1002 Emily Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37143	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffery K. Curtis and Susan J. Curtis, Trustees of the Curtis Joint Revocable Living Trust Agreement U/A/D dated June 6, 2002,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andre Lamont Wilford,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of said County and State described as follows:

Beginning at the Troxel and Lewis corner on Charlotte Pike, where the eastern line of Entry No. 1670 crosses said Pike, and running thence north, with Lewis's line, 745 feet to an iron pin on the bank of the creek; thence running west 210 feet to an iron pin with dogwood tree for a pointer; thence running back southwardly 745 feet to the center of Charlotte Pike; thence eastwardly with the center of said Pike 210 feet to the point of beginning, containing 3-1/2 acres.

Being the same property conveyed to Jeffery K. Curtis and wife, Susan J. Curtis by deed dated September 1, 1999 of record in Book 11646, Page 986, Register's Office for Davidson County, Tennessee. Thereafter the said Jeffery K. Curtis and wife conveyed their interest to Jeffery K. Curtis and Susan J. Curtis, Trustees of the Curtis Joint Revocable Living Trust Agreement U/A/D dated June 6, 2002 of record in Instrument No. 20020625-0076048, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 8436 Old Charlotte Pike, Nashville, TN 37143
(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 hands this 29th day of October, 2018.

Jeffery K. Curtis and Susan J. Curtis, Trustees of the Curtis Joint Revocable Living Trust Agreement U/A/D dated June 6, 2002

By: _____
Jeffery K. Curtis, Trustee

_____
Susan J. Curtis, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jeffrey K. Curtis and Susan J. Curtis** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Trustees** of Jeffery K. Curtis and Susan J. Curtis, Trustees of the Curtis Joint Revocable Living Trust Agreement U/A/D dated June 6, 2002 and that they as such **Trustees** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Trustees.**

WITNESS my hand and seal this 29th day of October, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No. 18-Wilford